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**NARRATIVE INFORMATION SHEET: CITY OF LOS ANGELES PASEO DEL RIO PROJECT AREA  
CLEANUP GRANT**

<b>1. Applicant ID</b>	Citywide Brownfields Program, City of Los Angeles Department of Public Works, LA Sanitation and Environment (LASAN)	
<b>2. Funding Requested</b>	<b>a. Grant Type:</b> Single Site Cleanup <b>b. Federal Funds Requested:</b> \$500,000 ( <u>no</u> cost share waiver is requested) <b>c. Contamination:</b> Hazardous Substances	
<b>3. Location</b>	City of Los Angeles, County of Los Angeles, State of California	
<b>4. Site Information</b>	Paseo del Rio Project Area, 2070 N. San Fernando Road, Los Angeles, CA, 90039, Council District 1	
<b>5. Project Contacts</b>	<b>Project Director</b>	<b>Chief Executive</b>
<b>Name and Title</b>	Nuna Tersibashian, Citywide Brownfields Program Manager (Project Director), LASAN	Enrique C. Zaldivar, Director and General Manager, LASAN
<b>Address</b>	1149 S. Broadway, 5 <sup>th</sup> Floor, (Mail Stop 944) Los Angeles, CA 90015	1149 S. Broadway, 9 <sup>th</sup> Floor Los Angeles, CA 90015
<b>Phone Number</b>	(213) 485-3791	(213) 485-2210
<b>Email Address</b>	<a href="mailto:nuna.tersibashian@lacity.org">nuna.tersibashian@lacity.org</a>	<a href="mailto:Enrique.zaldivar@lacity.org">Enrique.zaldivar@lacity.org</a>
<b>6. Population</b>	3,999,759 (City of Los Angeles; American Community Survey, 7/1/2017)	

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### Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Narrative pages 2-3 and Narrative Attachment A
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Narrative page 1
The proposed site(s) is in a federally designated flood plain.	N/A
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	Narrative page 2 (use of solar LED lights)

N/A = not applicable



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Acting Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



**Gavin Newsom**  
Governor

November 22, 2019

Ms. Noemi Emeric-Ford  
Land Revitalization Coordinator  
US Environmental Protection Agency  
Southern California Field Office  
600 Wilshire Boulevard, Suite 1460  
Los Angeles, California 90017

### DTSC LETTER OF SUPPORT FOR CITY OF LOS ANGELES PASEO DEL RIO PROPOSAL TO U.S. EPA FOR FISCAL YEAR 2020-21 BROWNFIELD CLEAN-UP GRANT

Dear Ms. Emeric-Ford:

The California Department of Toxic Substances Control (DTSC) has the regulatory responsibility to oversee investigations and remediations associated with the release of hazardous substances at contaminated sites. Through various initiatives, DTSC works cooperatively with local agencies and private entities to foster brownfields redevelopment through investigation and remediation of blighted areas, while safeguarding the public health and the environment.

The City of Los Angeles (City) is applying for the U.S. Environmental Protection Agency (US EPA) Brownfields Clean-Up Grant for the amount of \$500,000 to remediate hazardous substances at the Paseo del Rio (Site) located at 2070 North San Fernando Road, in the County of Los Angeles. The proposal for the Site involves an array of over 60 stakeholders to facilitate its redevelopment in addition to three partners, Mujeres de la Tierra (non-profit), Friends of the LA River (non-profit) and Greater Cypress Park Neighborhood Council.

The Site consists of approximately 6.1 acres located within the 42-acre former Taylor Yard rail maintenance yard which was acquired by the City in 2017. It is adjacent to the Los Angeles River, Rio de Los Angeles State Park, California State Parks Parcel, and Sonia Sotomayor Arts and Sciences Academies, a high school serving the local community. Additionally, there are 10 nearby schools that would utilize an open space area.

Ms. Noemi Emeric-Ford  
November 22, 2019  
Page 2

CalEnviroScreen, a mapping tool identifying pollution and population characteristics provides a score of 96-100% for the area surrounding the Site, which indicates a high level of pollution burden on the population.

The Site is a component of the Los Angeles River Revitalization Master Plan and is also described in the U.S. Army Corps of Engineers Los Angeles River Ecosystem Restoration Integrated Feasibility Report.

The City plans to transform the former industrial property into a combined public green space, flexible event space, and pedestrian paths for passive recreation. The proposal will utilize the grant funding to implement the cleanup of soil containing lead, arsenic, volatile organic compounds (VOCs), semi-VOCs, and petroleum hydrocarbons. The following remedial alternatives will be evaluated: selective hotspot removal, installation of an engineered cap, phytoremediation, and installation of vapor mitigation systems for park buildings.

DTSC fully supports the City's efforts to utilize the Brownfields Clean-Up Grant to aid in the removal of hazardous substances from the Site. Awarding this grant would assist with the environmental restoration efforts and revitalize the surrounding area.

We appreciate the opportunity to provide our support for this crucial funding. If you have any questions, please contact me at (818) 717-6563.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessy Fierro', with a stylized, flowing script.

Jessy Fierro  
Senior Environmental Scientist  
Site Mitigation & Restoration Program - Chatsworth

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

**1.a.i. Target Area and Brownfields/Background and Description of Target Area:** The City of Los Angeles (LA; the “City”) grew into an industrial center in the late 1800s when several railroads chose it as their western terminus. In 1892, oil was discovered in what is now Downtown LA, and later, in other areas of the City. During World War II, LA was a major center for production of aircraft and war supplies, and after the war, the economy continued to boom with significant growth in aircraft-related industries, oil production/refining, and auto manufacturing. By 1958, the LA Metropolitan Area ranked as the second largest manufacturing center in the United States (US), with 16,910 manufacturing establishments and with nearly 725,000 total manufacturing employees. However, beginning in the 1970s, the larger industrial facilities gradually left the City, and the decline in manufacturing has continued to this day. Since 1990, the number of LA residents employed in manufacturing has declined by 47% (from 307,874 to 163,169)<sup>1</sup>. Much of the industrial and oil production activities occurred prior to the era of environmental regulation, and the closure of these facilities has resulted in the presence of thousands of brownfield sites polluted from past industrial and oil production activities.

The **Paseo del Rio project area** (the “Site”) for which Environmental Protection Agency (EPA) Cleanup funding is being requested is a former railyard bordering the LA River located within the Greater Cypress Park neighborhood 3 miles northeast of downtown LA. Areas of this neighborhood within a 2- to 3-block radius of the Site are filled with modest homes constructed on small lots beginning in the 1920s (many of which originally served as homes for railyard workers). Over 10,000 residents (93.1% minority) live in the three census tracts (CTs) and 0.6 square mile area directly bordering the Site. The per capita income of \$16,182 for this neighborhood is less than half that for California (CA)<sup>2</sup>. An additional 139,000 residents live within the eight neighborhoods that lie in whole or in part within a 2-mile radius of the Site. The Grant will be used to clean up the Site as the next step in transforming it from a major multi-decade source of blight into a park that will serve as an exceptional community and LA River watershed asset.

**1.a.ii. Description of the Brownfield Site:** The Site encompasses 6.1 acres within a 42-acre former railyard property (Taylor Yard) acquired by the City in 2017. The Paseo del Rio project is part of on-going efforts to transform the entire former railyard into a combined public green space, recreational amenity, and restored habitat area. Cleanup of the Site is critical in being an area of the former railyard with some of the highest contamination levels. It is also the area selected for achieving a key community goal of providing “early access” for the public. Redevelopment of the Site and the former railyard property as a whole are key components of the LA River Ecosystem Restoration (LARER) project being undertaken by City and US Army Corps of Engineers (USACE) to restore 11 miles of the LA River.

The Site includes approximately 700 feet of frontage along the east bank (Mile 25) of the LA River, and is bordered on the east side by railroad tracks used by two of the primary commuter rail lines serving the LA Metro Area<sup>3</sup>. The western edge lies just outside the flood plain. The Site is identified in previous environmental reports as the “Diesel Shop Area” – the major feature of which was a 130,000 ft<sup>2</sup> building used for maintenance and repair of diesel-powered locomotives. Areas of the Site closest to the LA River were occupied by 5-6 sets of railroad tracks. The Site was first used as a railyard in the 1930s. The Diesel Shop was constructed in stages during 1949 through the 1960s. Use of the railyard first declined in the 1960s, and further declined in 1985 when use as a switching facility ended. The railyard closed in 2006, and by 2010, all buildings and railyard facilities in the Diesel Shop Area had been demolished or removed. The Site sat vacant until purchased by the City in 2017 after which a perimeter fence was installed to secure the Site until it could be assessed, remediated, and made safe for public use. A voluntary California Land Reuse and Revitalization Act (CLRRRA) cleanup agreement was executed by the City in 2018 with the Department of Toxic Substances Control (DTSC) under DTSC’s Voluntary Oversight Program (VOP).

During 1985-2014, environmental investigations were conducted by the former owner to assess contamination in soil, groundwater, and soil vapor, culminating in an approved remedial action plan premised on continued industrial land use. In 2018-19, a comprehensive Remedial Investigation (RI) was completed by the City for the entire 42-acre former railyard property (including the Site) as required under

<sup>1</sup> Manufacturing employment: 1990 = US Decennial Census; 2017 = American Community Survey (ACS) 5-year estimate for 2013-17. Data for the City were downloaded from Social Explorer website on 10/17/2019.

<sup>2</sup> Census Tract Nos. 1852.03, 1853.10, and 1853.20. Minority and per capita income = ACS 5-year estimates (2013-17).

<sup>3</sup> Metrolink Antelope Valley and Ventura lines.

Select acronyms: ACRES = Assessment, Cleanup, and Redevelopment Exchange System; BOE = LA Bureau of Engineering; CT = census tract; DTSC = Department of Toxic Substances Control; EPA = Environmental Protection Agency; ESA = environmental site assessment; LA = Los Angeles; LASAN = LA Sanitation and Environment; M = million; RAP = remedial action plan; SCC = State Coastal Conservancy; SMMC = Santa Monica Mountains Conservancy; VOP = Voluntary Oversight Program

the CLRRRA agreement to provide data to support the planned conversion from industrial to recreational uses and restored habitat. The RI included collection and analysis of samples from over 60 locations at the Site. Three primary contaminants of concern (COCs) were documented for soil gas: tetrachloroethylene (PCE), trichloroethylene (TCE), and vinyl chloride (VC) concentrations exceed the residential or commercial screening levels (RSLs or CSLs) in 80% of the Site. Key COCs in soil include lead, total petroleum hydrocarbons as diesel range organics (TPH-DRO), and benzo(a)pyrene. At least 40% of the Site has leachable lead concentrations in soil that exceed the threshold value for CA hazardous waste. Previous studies have documented the presence of volatile organic compounds (VOCs) in groundwater; however, the VOCs are attributed to a regional groundwater plume. The draft RI report was submitted to DTSC in November 2018. Following review by DTSC and submittal of responses to DTSC comments, a final RI Report was submitted to DTSC on 6/21/2019.

**1.b.i. Revitalization of the Target Area/Reuse Strategy & Alignment w/ Revitalization Plans:** The Paseo del Rio project will provide an array of public uses and benefits, including public green space, recreation, restored natural habitat, river access, stormwater management, and flood protection. Detailed plans for reuse are being refined in conjunction with the completion of a feasibility study (FS), human health risk assessment (HHRA), and response plan required by the CLRRRA agreement. Three initial design concepts for the former railyard property as a whole were developed in 2018 and submitted for public review based on initial input from stakeholders. In response to further public input, three revised design concepts ("Island," "Soft Edge," and "The Yards") were presented in April 2019. All of the concepts include activation of the River's edge (via construction of a walkway or "paseo"), development of a multi-use event space, and creation of informal facilities for educational and recreational programming. Area residents and other project partners/stakeholders have been significantly involved in the development of the reuse planning for the Site and project (as detailed in Section 2.b).

Development of the entire 42-acre former railyard (of which the Paseo del Rio project is a key initial component) culminates a >30-year effort by the City, stakeholders, and other project partners to acquire and convert the railyard to public use. The railyard property redevelopment in its entirety is a key project (#165) in the City's 2007 LA River Revitalization Master Plan. The Paseo del Rio project will advance 17 of the 18 revitalization goals identified in the Plan<sup>4</sup>. The project will also advance a goal identified in the City's "2015 Sustainable City Plan" of completing 32 miles of new public access to the LA River by 2025. Development of the overall railyard project is also a cornerstone project of the ~\$9 million (M) LARER FS being undertaken by the USACE in partnership with the City to restore the natural and hydrological processes within an 11-mile segment of the LA River. Although labeled as a "study" the LARER FS was formally adopted by the City in 2016 and serves as a key LA River revitalization plan.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** The EPA Grant will be used to complete a key initial step in transforming the larger former railyard property into an extraordinary regional park that provides an array of recreational opportunities and ecological benefits. The EPA Grant will help achieve a key goal for the City and community of providing access to the River (in an area where none currently exists) as well as "early access" to portions of the former railyard property where it is feasible to complete remediation on an expedited basis. The project will also provide significant environmental benefits in terms of habitat restoration, flood management, and improved stormwater management by implementing habitat, drainage, and stormwater management improvements at one of the few large sites where this is feasible on this segment of the LA River. The Site is located within a designated **Opportunity Zone** (CT1871.02), as well as four of the adjoining tracts (CTs 1852.03, 1853.20, 1864.04, and 1872). The project will provide a significant public amenity that should help spur reinvestment in these neighborhoods. The City has developed a website and prospectus to help attract Opportunity Zone (OZ) investments to these and other OZ's within the City<sup>5</sup>. **Energy efficient lighting** (i.e., solar-powered LED lights) will be installed along trails and in parking areas, as is the standard practice for new parks developed by the City.

**1.c.i. Strategy for Leveraging Resources / Resources Needed for Site Reuse:** The City is eligible and has secured multiple sources of funding that have been used to advance the initial assessment and reuse planning for the Site, in particular a \$2M State Coastal Conservancy (SCC) grant awarded to the City in

<sup>4</sup> See <http://lariver.org/master-plan>. Of the 18 goals listed on page ES-3, the only goal that the project might not help advance is "Increase Employment, Housing, and Retail Space Opportunities."

<sup>5</sup> Website with link to OZ prospectus: <http://ewddlacity.com/index.php/opportunity-zones-in-la>.

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2017. On 1/27/2019, the Santa Monica Mountains Conservancy (SMMC) awarded a \$1.5M "Proposition 1" Grant for the planning, design, and environmental review and documentation for planned "early activation" projects at the former railyard site, beginning with the Paseo del Rio project. The City committed \$1,666,667 in matching funds in order to secure the SMMC Grant. Documentation of these funding sources is attached. Other funding for reuse has been secured, but is included in Section 3.b.

**1.c.ii. Use of Existing Infrastructure:** As a former railyard, there is limited infrastructure within the Site that is suitable for reuse, and much of the pavement and most existing underground utilities will need to be removed as part of site cleanup and to prevent abandoned utilities from serving as conduits for subsurface migration of contaminants. However, it is anticipated (subject to DTSC approval) that some of the foundations and pavement associated with the former Diesel Shop can be incorporated into redevelopment plans for use as public parking lots. The project location was chosen in part to take advantage of its location at the south end of the railyard and proximity to the access road and sidewalks that served the former UPRR facility and which cross beneath the active railroad tracks. In addition, the project will enhance use of existing infrastructure within neighborhoods east of the Site by providing new connections for the City's bike and trail system, as well as connect to a new \$19M 400-foot long pedestrian and bikeway bridge being constructed 600-feet southeast of the Site using LA County Metropolitan Transportation Authority (Metro) funding. The bridge will provide convenient access to the Site for residents living in neighborhoods on the west side of the LA River lacking cars. Some new infrastructure (i.e., multi-purpose trails.) will be required within the Paseo del Rio project boundaries. Up to \$2M in Municipal Improvement Corporation of Los Angeles (MICLA) bond funds were authorized in June 2019 and are available to pay for these improvements, in addition to additional remediation costs not covered by the EPA Grant (as detailed in Section 3.b)<sup>6</sup>.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

**2.a.i. Community Need / The Community's Need for Funding:** The grant will help meet the needs of a low-income community lacking the initial funding to advance the project without EPA assistance. The community bordering the Site is low-income with a per capita income that is about half that of the City, County, State and US, and the unemployment and family poverty rates are approximately double the corresponding rates for the US (Table 1).

**Table 1. Economic Distress Data (American Community Survey [ACS] 2017 5-Year Estimates<sup>7</sup>)**

Data Type	Target Area Census Tracts <sup>A</sup>	City of LA	LA County	State of CA	United States
Median Household Income <sup>B</sup>	\$41,864	\$54,501	\$61,015	\$67,169	\$57,652
Per capita income <sup>B</sup>	\$16,182	\$31,563	\$30,798	\$33,128	\$31,177
Unemployment rate <sup>C</sup>	8.8%	5.3%	5.0%	4.8%	4.1%
Poverty rate for families	19.6%	16.1%	13.2%	11.1%	10.5%

A) Combined data for CTs 1852.03, 1853.10, and 1853.20. B) In 2017 inflation adjusted dollars. C) Civilian population in labor force ≥16 years.

The City faces daunting financial challenges, with annual pension costs that have more than tripled since 2005-06 (increasing from \$435M to \$1.39 billion [B] in 2019-20). The City is experiencing enormous costs associated with what is currently the greatest homeless population of any US City, which, since 2013, has increased by 59% to an estimated 36,600 individuals<sup>8</sup>. Of the City's budget for 2019-20, \$458M is being allocated to address homelessness.

**2.a.ii Threats to Sensitive Populations / (1) Health or Welfare of Sensitive Populations:** As shown in Table 2 below, over 93% of residents in the Target Area census tracts are minorities, and over 84% are Hispanic. There is also a greater relative percentage of children ≤5 years old and women of child-bearing age in the Target Area, versus the City, County, State or US. Over 44% of adults lack a high school education and 21% of residents lack health insurance.

Welfare concerns in the neighborhood include the blighting influence of former industrial properties, in particular the former railyard which is by far the largest brownfield site. The grant will help convert the Site from the largest source of blight to a multi-faceted community amenity.

<sup>6</sup> On 6/7/2019, the Year-End Financial Status Report from the Office of the City Administrative Officer was approved by the City Council (C.F. 18-0600-5169), and authorized use of \$2M in MICLA bond funds for the Paseo del Rio and other "interim use" projects at the former Taylor Yard G2 Parcel.

<sup>7</sup> Notes for Table 1. Data downloaded on 10/18/2019. All data are 5-year estimates for 2013-17.

<sup>8</sup> Increase from 22,993 to 36,600; <http://www.laalmanac.com/social/so14.php>

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**Table 2. Sensitive Populations in the Target Area (ACS 2017 5-Year Estimates<sup>9</sup>)**

Data Type	Target Area Census Tracts <sup>A</sup>	City of LA	LA County	State of CA	US
Minority residents (% of total population) <sup>B</sup>	93.1%	71.6%	73.5%	62.1%	38.5%
Hispanic residents (% of total population)	84.1%	48.7%	48.4%	38.8%	17.6%
Children ≤ 5 years (% of total population)	6.6%	6.2%	6.3%	6.4%	6.2%
Woman 16-45 years (% of total population)	23.7%	22.8%	21.6%	20.7%	19.8%
Adults (≥25 yrs) without a high school degree	44.2%	21.8%	23.6%	17.5%	12.7%
% of Housing built before 1980	88.0%	76.5%	75.0%	60.3%	54.4%
% Residents w/ no health insurance	21.0%	15.5%	13.2%	10.5%	10.5%

**2.a.ii (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Table 3 summarizes data for ten chronic disease and health indicators for the three primary census tracts within the Target Area versus the City, based on estimates developed by the Centers for Disease Control and Prevention (CDCP) and published in 2018<sup>10</sup>.

**Table 3. Health Measure Estimates for Target Area Census Tracts (CTs)<sup>11 A</sup>**

Health Measure (see footnote 11 at bottom of this page for explanation of notes A-F)	Prevalence in Target Area CTs <sup>B</sup>	Average Prevalence in LA <sup>C</sup>	Percentile among LA CTs <sup>D</sup>	Health Measure	Prevalence in Target Area CTs <sup>B</sup>	Average Prevalence in LA <sup>C</sup>	Percentile among LA CTs <sup>D</sup>
High Blood Pressure <sup>E</sup>	28.6%	26.9%	71.4%	Kidney Disease <sup>E</sup>	3.6%	2.9%	82.8%
Cancer (excluding skin) <sup>E</sup>	4.1%	4.8%	40.6%	Limited Physical Activity Time <sup>E</sup>	29.9%	22.7%	78.0%
Asthma <sup>E</sup>	8.7%	8.5%	63.3%	Poor Mental Health <sup>F</sup>	15.0%	13.1%	71.1%
Diagnosed Diabetes <sup>E</sup>	13.2%	10.4%	80.4%	Obesity <sup>E</sup>	30.6%	26.3%	73.4%
High Cholesterol <sup>E</sup>	36.0%	32.8%	89.8%	Poor Physical Health <sup>F</sup>	16.4%	13.0%	78.7%

The Target Area scores worse (i.e., has higher prevalence percentages) for 9 of the 10 health measures than the City as a whole, and generally ranks in the bottom 20-30 percent for each measure (relative to all LA census tracts). Lead poisoning data were not provided by CDCP, but are available for all zip code areas in CA for 2012<sup>12</sup>. The Site lies in the 90039 zip code for which 3.1% of children <6 years old had blood lead levels of ≥4.5 micrograms per deciliter (indicative of lead poisoning). This rate of lead poisoning is the 17<sup>th</sup> highest of 164 total zip code areas in LA, and due in part to the high percentage (88.0%) of housing built before 1980 (and therefore prone to contain lead-based paint). Removal or capping of lead impacted soil will help to reduce/eliminate lead exposure risks. Development of the green space, walk/bikeways, and recreational amenities will help to reduce the elevated percentages of residents who are obese, physically inactive, or in poor mental or physical health.

**2.a.ii (3) Economically Impoverished/Disproportionately Impacted Populations:** Sensitive populations in the Target Area are at a higher exposure risk to cumulative pollution sources. EPA's EJSCREEN Tool was used to evaluate the three primary Target Area CTs for 11 environmental justice (EJ) indices<sup>13</sup>. The CTs ranked between the 93<sup>rd</sup> and 99<sup>th</sup> percentile among CTs in the US for all 11 indices, indicating a disproportionate burden and vulnerability of residents in the area to multiple sources of contamination. A similar analysis for all 8,035 California census tracts on the CalEnviroScreen website showed that CTs 1853.20, 1852.03, and 1853.10 ranked in the 99.4, 94.0, 89.0 percentiles, respectively<sup>14</sup>.

**How the Grant Will Serve to Address (or Identify) and Reduce Threats:** The Site represents one of the most significant and long-term contributors to EJ concerns in the adjoining neighborhoods. The grant will help to advance cleanup of the Site and its transformation from a multi-decade source of blight to a major community asset that will provide enhanced opportunities for recreation, as well as serve a tranquil oasis

<sup>9</sup> Notes for Table 2. Data downloaded on 10/21/19 from the US Census Bureau website. All data are ACS 5-year estimates for 2013-17. A) Data for the Target Area are combined data for CTs 1852.03, 1853.10, and 1853.20. B) Calculated by subtracting the reported census values for "white, not Hispanic" from 100%.

<sup>10</sup> <https://chronicdata.cdc.gov/500-Cities/500-Cities-Census-Tract-level-Data-GIS-Friendly-Fo/k86t-wqhb/data>

<sup>11</sup> Notes for Table 3. A) Data accessed from the CDC website on 10/21/2019. B) The target area CTs include 1852.03, 1853.10, and 1853.20. C) Average of values for all 994 LA CTs. D) Ranking of the average value for the target area CTs of 994 LA CTs. A percentile value of 71.4% means that the prevalence in the target area CTs is higher (worse) than that in 71.4% of all LA CTs. E) Model-based estimate for crude prevalence among adults aged ≥ 18 yrs, 2016. F) Crude prevalence of mental or physical health not good for ≥14 days among adults aged ≥18 yrs, 2016.

<sup>12</sup> [https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CLPPB/CDPH%20Document%20Library/zip\\_code\\_2012\\_250\\_tested.pdf](https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CLPPB/CDPH%20Document%20Library/zip_code_2012_250_tested.pdf)

<sup>13</sup> Source: <https://www.epa.gov/ejscreen> Accessed 10/21/2019. Combined EJSCREEN Report for LA CTs.1852.03, 1853.10 and 1853.20,

<sup>14</sup> <https://behha.ca.gov/calenviroscreen/report/calenviroscreen-30>

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and place of beauty. Lead is one of the major contaminants at the Site and represents a potential threat to children in the area who are already experiencing higher levels of lead poisoning. The project will remove or cap extensive areas of lead-impacted soil and eliminate potential exposure of residents to lead-impacted windblown dust originating from the Site.

**2.b.i/ii Community Engagement / Project Partners and Project Partner Roles:** Over 60 stakeholder groups have been involved to date. Information on three key partners is provided below.

Group Name	Mujeres de la Tierra (MdIT)	Friends of the LA River (FOLAR)	Greater Cypress Park (GPC) Neighborhood Council (NC)
Contact Info	Irma Munoz, 323-350-3306, <a href="mailto:Irma.munoz@mujeresdelatierra.org">Irma.munoz@mujeresdelatierra.org</a>	Stephen Mejia, 323-223-0585, <a href="mailto:smejia@folar.org">smejia@folar.org</a>	David Travis, <a href="mailto:travisNela@gmail.com">travisNela@gmail.com</a>
Description and Role	Both <b>MdIT</b> and <b>FOLAR</b> are part of the project outreach team; responsible for assisting the Project Management Team with community outreach through: building local contact lists; providing information sheets, public notifications, presentations and materials for community meetings; and organizing, staffing, promoting and planning outreach efforts and public meetings.  <b>MdIT</b> is a public health and wellness organization based in the Greater Cypress Park neighborhood, and has additional responsibilities for providing Spanish language translation for the project. <b>MdIT</b> performs outreach to small groups and relays concerns and desires to the design team.	With over 100,000 members, <b>FOLAR</b> effectively conducts outreach to the broader "LA River community" as well as relays their concerns and desires to the design team.	<b>GPCNC</b> is one of 96 neighborhood councils. It serves ~13,400 residents living within a 1.3-sq. mile area that includes the Site. Representatives from <b>GPCNC</b> (as well as four other NCs in proximity to the Site <sup>15</sup> ) serve on the Community Leadership Committee. All have meaningful involvement in decisions related to future cleanup and redevelopment of the Site and help to inform the design team of concerns specific to their neighborhoods (and potential solutions to addressing these concerns).

**2.b.iii. Incorporating Community Input:** The City communicates progress and solicits input on the project in accordance with a Public Engagement Plan (PEP) completed in 2017. A key component of the PEP was the creation of two advisory stakeholder committees: (1) a Technical Advisory Stakeholder Committee (TASC) composed primarily of technical experts and representatives from stakeholder agencies and governmental entities, and (2) a Community Leadership Committee (CLC) composed of representatives from neighborhood organizations, community groups, and schools. The TASC and CLC meet quarterly, and will continue to do so as the remedial planning and design process is completed for the Paseo del Rio project. The initial meetings for the TASC and CLC were held on 12/6/2017, followed by an initial outreach event on 1/20/2018 that attracted over 200 participants, which in turn was followed by a community design workshop with over 300 participants on 1/24/2018 that was conducted to solicit input on design components and implementation strategies. The City also conducted a public survey in March 2018 with over 1,300 responses to obtain input on preferred features, use, and amenities at the rail yard project area as a whole. These were incorporated into three initial design alternatives presented to the public in 2018 for further input. Based on this input, three revised alternatives were developed and presented at a joint meeting of the TASC and CLC on 4/29/2019, as well as posted to the project website, and presented to the community at a public meeting on 5/13/2019. As detailed in the threshold criteria, public input on the grant application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) was also solicited in November 2019 through publication of the documents on the City of Los Angeles Brownfield Program and dedicated project websites and presentation at a public meeting held on 11/18/2019. This active engagement will continue in 2020 as reuse/remedial plans are being finalized.

Methods used to communicate progress and solicit input include public meetings, a dedicated project website, fact sheets, mailers, on-line surveys, and door-to-door canvassing of residents. All presentations are made available on the project website, and detailed quarterly reports are posted that summarize completed or scheduled activities, funding sources secured or identified, and outreach activities performed. All environmental data and reports for the Site are available to the public on the DTSC EnviroStor database<sup>16</sup>. The methods for communicating project progress to the community have been adjusted specifically in response to feedback from the community over the past 33 months, so that a

<sup>15</sup> Glassell Park NC, Elysian Valley NC, Lincoln Heights NC, and Atwater Village NC

<sup>16</sup> [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=19470006](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19470006)

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greater emphasis is being placed on door-to-door canvassing, and an expansion of the areas to receive mailed notifications of site work.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

**3.a. Proposed Cleanup Plan:** Site cleanup will include a combination of remedial alternatives as described under Alternative 8 in the draft ABCA. Strategic excavation, removal, and off-site disposal of contaminated soil in hot spots will be performed based on the FS/Final Response Plan. In select hotspots, on-site treatment will be performed on soil that is characteristically hazardous for lead to reduce leachable lead concentrations as necessary to enable the soil to be disposed as a non-hazardous waste. Capping of contaminated soil will be performed as necessary to accommodate the planned use of the Site as a public greenspace and recreational area. Soil vapor mitigation measures will be used as part of construction of the multi-use event space or other enclosed structures constructed on areas of the Site where contaminants in soil vapor represent a potential vapor intrusion concern. Phytoremediation may also be incorporated into final remedial plans for select areas. The exact locations for use of each alternative will be subject to further public input regarding plans for cleanup and reuse, the timing and amounts of various types of funding that are secured, DTSC approval, and other factors. It is anticipated that EPA Cleanup funding will be used primarily for removal of soil from hotspot areas and for cap construction needed to advance the goals of “early access” and “early activation.”

As noted in Section 1.a.ii, key contaminants in soil at the Site include lead, TPH, and benzo(a)pyrene, which exceed the residential and/or commercial RSLs or CSLs for soil in one or more locations. The most significant contaminants are lead and TPH-DRO which exceed the RSLs and/or CSLs throughout approximately 75% of the Site. Measured soluble threshold limit concentrations (STLCs) for lead exceed the California hazardous waste threshold value of 5 milligrams per liter (mg/L) across approximately 40% of the Site resulting in the anticipated need to treat some lead-impacted soil to non-hazardous levels to facilitate disposal as a non-hazardous waste (resulting in a significant cost savings).

Anticipated remedial activities that will be funded in part by the EPA Grant include excavation and landfilling of an estimated 7,000 tons of contaminated soil from hotspot areas. Up to 3,500 tons of this soil will be treated on-site to reduce STLC lead concentrations to non-hazardous levels, prior to disposal. An estimated 125,000 square feet (SF) of the existing concrete slabs will be removed and the concrete crushed and stockpiled for future on-site use as geotechnical fill. An estimated 7,000 tons of verified clean fill will be brought to the Site, graded, and used to help create a cap in the 5-acres of the Site not designated for future use as parking areas. These areas will be seeded and mulched to provide an initial interim landscaped surface.

**3.b. Description of Tasks/ Activities & Outputs:** Implementation of the EPA grant and completion of the project will be a collaborative effort between City staff in the LA Sanitation and Environment (LASAN), the LA Bureau of Engineering (BOE), the Mayor’s Office, and City Council District 1, supported by project partners and one or more environmental contractors retained in accordance with City and 2 CFR 200.317-326 procurement requirements. The scope of work has been organized into four tasks, for which the specific activities, deliverables, and roles are summarized below. Details on the required 20% match are provided in Section 3.c.

#### Summary of Tasks, Schedule, Leads, and Outputs

<b>Task 1: Community Involvement/Grant Management</b>
<p>i. <b>Task/Activity Description:</b> Community involvement activities will include: 1) public meetings, 2) providing updates on the Paseo del Rio project on the dedicated website, 3) preparation of fact sheets and mailers, 4) conducting on-line surveys, and door-to-door canvassing of residents. Grant management activities will include: 1) quarterly progress reporting, 2) annual disadvantaged business enterprise (DBE) reporting, 3) Property Profile Form submission and updates in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), 4) preparation of a final report, and 5) expenses associated with grantee attendance at two brownfield educational conferences.</p>
<p>ii. <b>Anticipated Schedule:</b> Community outreach will be on-going throughout the project, with meetings of the TASC and CLC occurring on approximately a quarterly basis. Progress reports will be submitted on or before January 30<sup>th</sup>, April 30<sup>th</sup>, July 30<sup>th</sup>, October 30<sup>th</sup> of each year. Annual DBE reports will be submitted on or before October 30<sup>th</sup> of each year. Initial information on the Site will be entered into ACRES following execution of the cooperative agreement, and updated upon completion of milestones related to remediation, DTSC approvals, and park development.</p>

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<p>iii. <b>Task/Activity Lead(s):</b> BOE staff (Katie Doherty and Deborah Weintraub) will continue to lead the community involvement process for the project, and the specific outreach that will be conducted in conjunction with preparation of a final approved Response Plan and performance of initial cleanup activities to be paid for through the EPA Grant. LASAN staff (Nuna Tersibashian supported by Colette Monell) will assist through participation in meetings, but will have primary responsibility for completion of reporting and other programmatic activities required for the EPA Grant.</p> <p>iv. <b>Outputs:</b> 1) Outreach meetings (3 to 4 total) with notices, agendas, presentations, sign-in sheets, and meeting notes. 2) Outreach materials (fact sheets; results summary sheets; website updates with all materials prepared in both Spanish and English). 3) Quarterly progress reports, annual DBE reports, final closeout report, ACRES updates (as needed). 4) Davis Bacon reporting.</p>
<p><b>Task 2 – Cleanup Planning</b></p> <p>i. <b>Task/Activity Description:</b> As noted in Section 1.b.i, an FS, HHRA, and draft Response Plan are being prepared for the Site using funding from the SMMC Proposition 1 Grant awarded to the City in January 2019. Following execution of the cooperative agreement, and approval by DTSC of the final Response Plan, BOE will prepare a final ABCA consistent with the Plan, as well as bid specifications for cleanup activities to be completed within the 6.1-acre Paseo del Rio project area. A quality assurance project plan (QAPP) will be completed specifying field and laboratory procedures to be used for any environmental monitoring or verification sampling completed as part of cleanup activities. BOE staff (or contractors) will complete EPA required threatened or Endangered Species Act (ESA §7(a)(2)) and National Historic Preservation Act (NHPA §106) review activities, as appropriate. In addition, a Supplemental Environmental Impact Report (EIR) for the project will be completed to comply with California Environmental Quality Act (CEQA) requirements using funding from the SMMC Grant.</p> <p>ii. <b>Anticipated Schedule:</b> The Supplemental EIR will be completed during the second half of 2020. The FS/HHRA/Response Plan will be completed and submitted to DTSC during Winter 2020/2021. The final ABCA, final Response Plan, QAPP, and ESA/NHPA documentation will be completed by the end of 2021.</p> <p>iii. <b>Task/Activity Lead(s):</b> BOE staff lead by Katie Doherty will manage Task 2. Outputs will be completed by BOE staff with support from environmental consultant(s).</p> <p>iv. <b>Outputs (funded as match/cost share):</b> 1) Final ABCA. 2) Final RAP. 3) QAPP. 4) ESA/NHPA Screening Documentation. 5) Supplemental EIR. 6) Draft FS, HHRA, Response Plan. 7) Final FS, HHRA, Response Plan. 8) Remediation Bid Specifications and Bid Package.</p>
<p><b>Task 3 – Site Cleanup</b></p> <p>i. <b>Task/Activity Description:</b> Task 3 activities will include:</p> <ol style="list-style-type: none"> <li>1) BOE or LASAN will issue a work order to one of the City's on-call contractors to perform environmental oversight, documentation, and sampling in accordance with the Final Response Plan and QAPP.</li> <li>2) BOE will work with DTSC to provide at least a 2-week advance notice of remedial work to project stakeholders and residents living in areas near the Site.</li> <li>3) BOE will retain a qualified cleanup contractor through a competitive request for proposal (RFP) process based on the Response Plan and specifications developed during Task 2. The contractor will: <ol style="list-style-type: none"> <li>a) Complete all permitting and pre-work submittals including health and safety plan preparation.</li> <li>b) Set-up controls to secure the Site and to comply with stormwater management requirements, and survey and stake the boundaries for planned excavation areas.</li> <li>c) Remove an estimated 125,000 square feet (SF) of concrete slabs, and crush/stockpile for reuse on-site. Excavate 7,000 tons of soil from hot spot areas, haul, and dispose of at landfill. Perform on-site treatment (prior to disposal) for up to 3,500 tons of soil to reduce STLC lead to &lt;5 mg/L.</li> <li>d) Import, place, and compact 7,000 tons of clean backfill materials to grade; complete final grading, and interim seeding and mulching of 5 acre (163,350 SF) area.</li> </ol> </li> <li>4) The oversight contractor will observe/document the cleanup activities, and complete: <ol style="list-style-type: none"> <li>a) Confirmation soil sampling to document removal of impacted soil and residual contaminant concentrations remaining at the excavation base and sidewalls.</li> <li>b) Assist the BOE in completing a Response Plan Implementation Report.</li> </ol> </li> </ol> <p>ii. <b>Anticipated Schedule:</b> Complete final Response Plan by the end of 2021 (including DTSC review, comments, and City response). Complete remediation and associated activities/outputs during 2022.</p> <p>iii. <b>Task/Activity Lead(s):</b> BOE staff (led by Katie Doherty) will direct cleanup activities at the Site, which will be completed/overseen by environmental contractors retained in accordance with 2 CFR 200.317-326.</p> <p>iv. <b>Outputs:</b> 1) Contractor RFPs and bid results, 2) Contractor Pre-Work Submittals, 3) Laboratory Testing</p>

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Reports, and 4) Response Plan implementation Report.
<b>Task 4 – VOP Oversight</b>
i. <b>Task/Activity Description and Roles:</b> DTSC staff will assist with outreach activities, participate in public meetings, provide review and approval of work plans and technical reports associated with Tasks 1-3. DTSC charges VOP participants for staff time required for oversight.
ii. <b>Anticipated Schedule:</b> DTSC involvement will be on-going throughout grant implementation, as meetings are held and plans and reports are submitted for review/comment/approval.
iii. <b>Task/Activity Lead(s):</b> DTSC staff will perform the oversight activities funded as part of Task 4. BOE staff (with assistance from LASAN staff) will coordinate involvement by DTSC staff in the project.
iv. <b>Outputs:</b> 1) Outreach materials prepared by DTSC. 2) Comment and approval letters.

**3.c. Cost Estimates:** The City is requesting \$500,000 in hazardous substance funding as detailed below.

Line #	Budget Categories*	Task 1	Task 2	Task 3	Task 4	Totals	
		Outreach & Grant Mgmt.	Cleanup Planning	Site Cleanup	VOP Oversight		
1	Direct Costs	Personnel (LASAN)	\$5,000	\$0	\$5,000	\$2,000	\$12,000
2		Travel	\$5,000	\$0	\$0	\$0	\$5,000
3		Supplies	\$3,000	\$0	\$0	\$0	\$3,000
4		Contractual	\$0	\$0	\$450,000	\$0	\$450,000
5		Other (VOP fees)	\$0	\$0	\$0	\$30,000	\$30,000
6	Total Direct Costs		\$13,000	\$0	\$455,000	\$32,000	\$500,000
7	Indirect Costs		\$0	\$0	\$0	\$0	\$0
8	Total Federal Funding		\$13,000	\$0	\$455,000	\$32,000	\$500,000
9	Cost Share		\$25,000	\$25,000	\$50,000	\$0	\$100,000
10	Total Budget		\$38,000	\$25,000	\$505,000	\$32,000	\$600,000

\* No funding is being requested for fringe benefits or equipment. Therefore, these budget categories are not shown.

#### Development and Application of Cost Estimates:

<b>Task 1 – Community Involvement/Grant Management: Total Budget = \$38,000</b>
Personnel costs of \$5,000 for grant reporting activities by LASAN staff (50 hrs @ \$100/hr). Travel costs of \$5,000 for LASAN staff to attend regional or national brownfield conferences and include airfare costs (2 staff; 2 conferences; \$500/ticket = \$2,000) and hotel/meal/local transportation costs (2 staff @ 2 conferences; 3 days/conference; \$250/day = \$3,000). Supply costs of \$3,000 include \$500 for printing and \$2,500 for mailing expenses associated with public notices. The cost share of \$25,000 for Task 1 will be provided through 250 hrs of work (average rate = \$100/hr) by BOE staff conducting outreach.
<b>Task 2 – Cleanup Planning: Total Budget = \$25,000</b>
The cost share of \$25,000 for Task 2 will be provided through an estimated 250 hrs of work (@ \$100/hr) by BOE staff completing the various outputs identified for Task 2.
<b>Task 3 – Cleanup: Total Budget = \$1,256,550 (\$455,000 EPA Grant; \$50,000 City Match; \$751,550 Other City Funding)</b>
Personnel costs of \$5,000 for coordination of cleanup activities to be performed by LASAN staff (50 hrs @ \$100/hr). The cost share of \$50,000 for Task 3 will be provided through 500 hrs of work (@ \$100/hr) by BOE staff conducting oversight activities (100 hrs coordination; 200 hrs on-site oversight activities; 200 hrs report preparation). Contractual costs of \$450,000 to be paid for via the EPA Grant include \$10,000 for laboratory analyses, and \$440,000 of total estimated remedial contractor costs equaling \$1,191,550, as detailed in the ABCA: 1) \$40,000 for mobilization and pre-work submittals; 2) removal and on-site crushing of 125,000 SF of concrete slabs @ \$0.75/SF = \$93,750; 3) excavation of 7,000 tons of soil from hotspots @ \$15/ton = \$105,000; 4) on-site treatment of 3,500 tons of soil prior to disposal @ \$50/ton = \$175,000; 5) trucking and off-site disposal (landfilling) of contaminated soil (7,000 tons @ \$50/ton = \$350,000); 6) import, placement, and compaction of clean fill (7,000 tons @ \$30/ton = \$210,000); 7) final grading (5 acres = 217,800 SF @ \$0.75/SF = \$163,350; 8) interim seeding and mulching (217,800 SF @ \$0.25/SF = \$54,450). Cleanup contractor costs assume payment of prevailing wages under the Davis-Bacon Act.
<b>Task 4 – VOP Agreement Oversight: Total Budget = \$32,000</b>
Personnel costs of \$2,000 for LASAN staff time (20 hrs @ \$100/hr) to coordinate VOP oversight activities specific to Site cleanup. Other costs of \$30,000 for hourly fees that will be charged by DTSC for time spent by

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DTSC staff providing oversight for cleanup under the CLRRRA agreement. DTSC also will assist with outreach activities, participate in public meetings, provide review and approval of work plans and technical reports associated with Tasks 1-3. DTSC fees are estimated at 300 hrs @ \$100/hr. The estimate is based on VOP charges incurred by the City on recent cleanup projects of similar complexity and scope.

**Cost Share:** The City will meet the 20% cost share through BOE staff time spent performing outreach, project management, cleanup oversight and coordination in conjunction with implementation of Tasks 1 through 3. Estimates for BOE staff time required for each task are based on time expended on past park development projects funded in part through EPA Cleanup Grants. If needed, a portion of remedial contractor costs in Task 3 being paid for by the City using MICLA funding can be used applied as match.

**3.d. Measuring Environmental Results:** Upon notice of award, the Paseo del Rio project schedule will be updated with tasks, subtasks, milestones, and reporting requirements specific to the EPA grant, including the outputs associated with each task as detailed in Section 3.b. This schedule will be reviewed on at least a weekly basis throughout the project to identify deviations in schedule as soon as they occur, so that corrective measures can be developed and implemented to maintain progress. Copies of the updated schedule will be included with each quarterly progress report submitted to EPA as well as posted to the project website. The high level of involvement by DTSC staff throughout all phases of assessment, public outreach, and remedial planning process will enhance the ability of DTSC to review and approve the final Response Plan on a timely basis.

**Environmental Cleanup Results:** The anticipated short-term cleanup results or outcomes for the project will be documented and include: 1) the quantity and mass of contaminated soil, and associated mass of individual contaminants of concern removed, 2) the quantity of soil successfully treated to reduce STLC lead concentrations to non-hazardous levels, 3) the land area made safe for public access through hot spot removal, soil treatment, and/or cap construction.

**Redevelopment Outcomes:** The eventual long-term redevelopment outcomes that will be tracked and measured will include: 1) acres of land redeveloped for open space/parks, 2) acres of land for which environmental issues have been resolved and made available for reuse, 3) feet of public trails or walkways created and 4) dollars of public and private funding leveraged. All outputs and outcomes completed during and after the three-year grant period will be reported and updated in ACRES.

#### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**4.a.i/ii. Programmatic Capability / Organizational Structure and Description of Key Staff:** The Cleanup Grant will be administered by the Citywide Brownfields Program housed in the Department of Public Works, LASAN, which has managed 11 previous EPA Brownfields Grants and is familiar with all steps and strategies for timely and successful expenditure of funds, as well as technical, administrative, financial, and reporting requirements. LASAN's team includes staff from the Financial Management Division and Office of Accounting who will be processing invoices and providing financial administrative support.

The railyard redevelopment project as a whole (including assessment, planning, design, remediation, construction, and community engagement) is being led by the LA BOE and a Project Management Team (PMT) that includes four representatives from the BOE, as well as one each from the Mayor's Office and Council District No. 1. The PMT was formed in 2017, and has worked collaboratively over the past 33 months to manage the assessment, design, planning, and outreach activities. The PMT is supported by the Technical Advisory Stakeholder Committee (TASC) and a Community Leadership Committee (CLC) (both with >20 representatives), as well as a consultant team retained in 2017 through an EPA-compliant procurement process to complete initial assessment, remedial planning, design, and community outreach activities. The existence of this established and fully functioning project organizational structure will help to ensure the timely and successful expenditure of funds and completion of the project. Following is a brief discussion of key project staff.

**EPA Brownfields Cleanup Grant Manager – Nuna Tersibashian, Program Manager, LA Citywide Brownfields Program, LASAN** will manage the administrative and programmatic requirements. Ms. Tersibashian has an MS in environmental geology, a BS in geology, and over 15 years of experience as an environmental professional. She has managed the LA Citywide Brownfields Program for the past 10 years including several previous EPA Brownfields Grants. Her responsibilities include: applying for and administering environmental grants; performing brownfield project related coordination and outreach with Council Offices, the Mayor's Office, regulatory agencies, developers, property owners, community

organizations, and other stakeholders; and overseeing grant supported program activities.

**Paseo del Rio Project Manager - Katie Doherty, PE, Civil Engineer, LA Bureau of Engineering (BOE)** is a member of the PMT and is the Project Manager for the railyard redevelopment project as a whole. Ms. Doherty was the assistant project manager for the \$100M Machado Lake Ecosystem Rehabilitation Project completed in 2017, which included removal of 240,000 cubic yards of contaminated sediment, creation of a constructed wetland, restoration of over 40 acres of riparian habitat, and upgrading of recreational amenities (including one mile of refurbished pathways, four observation piers, two pedestrian bridges, new park fixtures, and over 50,000 new plants and trees). The scope of work and challenges for this project were similar to those associated with the Paseo del Rio project, and this experience will help in ensuring the timely and successful completion of the project.

**4.a.iii. Acquiring Additional Resources:** The City as a whole, as well as LASAN and the BOE, procure millions of dollars of professional engineering and environmental services annually, and have the ability to procure and secure any additional expertise or resources necessary to implement the Grant and successfully complete the project. The procurement process routinely used by BOE and LASAN is fully compliant with 2 CFR 200.317-326 requirements. LASAN is in the executing final contracts with five qualified on-call environmental consultants for use on this or other EPA-grant funded projects<sup>17</sup>.

**4.b.i (1) Past Performance – Accomplishments:** Information on the City's three most recent EPA Brownfields Grants is provided below.

FY2019 \$500,000 Cleanup Grant (BF-99T95101): In April 2019, the City secured \$6.9M for site reuse through execution of a conservation easement agreement. Final cleanup/reuse plans are in preparation.

FY2017 \$300,000 Community Wide Assessment (CWA) Grant (BF-99T55401): The City is in the final stages of executing contracts with five on-call environmental consultant(s). The City has identified and secured access for 5 priority brownfields sites that are expected to fully utilize available funds.

FY2014 \$400,000 CWA Grant (BF-99T09601): The grant was used to complete 20 Phase I ESAs, six Phase II ESAs and one cleanup plan. In addition, the City completed a comprehensive inventory of brownfield sites bordering the 11-mile segment of the LA River that is the focus for the \$1.3B LARER river restoration project being performed by the City in partnership with the USACE. Over 600 parcels were evaluated with over 180 sites identified as potentially eligible for brownfields funding. The Phase I and II ESAs have further advanced plans for residential or mixed-use developments on six parcels.

Multiple Other Grants: Of perhaps greater relevance, the City has used several previous EPA Grants to transform brownfield sites into parks. **Rockwell Park:** A \$200,000 EPA Cleanup Grant (FY2007) was used to develop a community park on a 0.42-acre site impacted by former oil wells, and leveraged \$155,126 in cleanup funding and \$1.9M in park development funding. **South Los Angeles Wetland Park:** A \$200,000 EPA Cleanup Grant (FY2009) helped leverage \$26M in funding used to cleanup and convert a 9-acre former bus yard into a park. The project was managed by LASAN in collaboration with BOE and was awarded an "Envision Platinum Award" from the Institute for Sustainable Infrastructure.

**4.b.i (2) Past Performance – Compliance with Grant Requirements:** Since 1997, the City has received 11 EPA Brownfields grants. All quarterly performance reports, technical reporting and ACRES reporting were acceptable and submitted on time. LASAN was compliant with all terms and conditions of all grants. Outputs and outcomes for these grants have been fully reported in ACRES.

**OPEN ASSISTANCE AGREEMENTS:** FY2019 \$500,000 Cleanup Grant (BF-99T95101; 10/1/2019-9/30/2022): The City has secured \$6.9M in funding for the planned reuse project, and is developing the final cleanup and reuse plans. The project is on schedule to fully expend all EPA funds by 9/30/2022.

FY2017 CWA Grant (BF-99T55401; 10/1/2017-9/30/2020): The City is in the final stages of contracting with five environmental consultants (procured per 2 CFR 200.317-326). The City was secured access for 5 priority brownfields, for which assessment activities will fully utilize all \$300,000 in funds by 9/30/2020.

FY2014 CWA Grant (BF-99T09601; 10/1/2014-10/31/2020): All funding has been fully expended.

**CLOSED ASSISTANCE AGREEMENTS:** FY2011 CWA Grant (BF-00T51701; 10/1/2011-12/30/2017): Of \$400,000 in funding, \$2,151.82 in petroleum and \$1,482.06 in hazardous funding were not spent, due to the residual budget amounts being less than funding needed to complete additional Phase I/II ESAs.

<sup>17</sup> On-Call Environmental Site Assessment and Technical Support for Brownfields Program, Solicitation BAVN ID #33691.

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## NARRATIVE– ATTACHMENT A

### DOCUMENTATION FOR LEVERAGED FUNDING (AND OTHER RESOURCES TO BE USED FOR CLEANUP)

Leveraged Funding Description	Documentation
State Coastal Conservancy (SCC) \$2 million Proposition 1 Grant awarded in 2017	6-page Bureau of Engineering Document dated 10/20/2017 with details on SCC Proposition 1 Grant on page 5, which is being used to complete the initial remedial investigation and design work.
Santa Monica Mountains Conservancy (SMMC) \$1.5 million Proposition 1 Grant awarded on 1/27/2019 (as well as \$1,666,667 in City match funds)	1) 3-page SMMC Resolution dated 1/28/2019 regarding award of \$1.5 Proposition 1 Grant for project. 2) 1-page SMMC staff memorandum dated 1/28/2019 recommended award. 3) Minutes (7 pages) from SMMC meeting on 1/28/2019 documenting approval of award to City.

<b>Other Resources to be Used for Cleanup (but not included in Section 1.c.i – Strategy for Leveraging Resources)</b>	<b>Documentation</b>
\$2M in Municipal Improvement Corporation of Los Angeles (MICLA) bond funds issued in 2016-17, but reallocated in 2019 for use on Interim Projects at the Taylor Yard G2 Parcel	1) Budget reappropriation signed by Mayor Garcetti (7/9/2019). 2) Excerpts from Year-End Financial Status Report dated 5/31/2019 documenting repurposing of \$2 million in MICLA financing for use on interim use projects at Taylor Yard G2 project.

Department of Public Works

Bureau of Engineering  
Report No. 1

October 20, 2017  
CD No. 1

**REQUEST FOR AUTHORITY TO ISSUE THE TASK FOR SOLICITATION No. 13 TO WSP, INC. (WSP), CONTRACT No. C-129665, FROM THE PRE-QUALIFIED ON-CALL (PQOC) CONSULTANTS LIST TO PROVIDE ENGINEERING SERVICES FOR THE TAYLOR YARD G2 PARCEL - IMPLEMENTATION PLAN, SITE ASSESSMENTS, AND INTERIM DEVELOPMENT DESIGN SERVICES PROJECT (PROJECT) - WORK ORDER No. E1908260**

#### **RECOMMENDATION**

Authorize the City Engineer to issue Task Nos. 1 and 2 of Task Order Solicitation (TOS) No. 13 to WSP, Contract No. C-129665, from the PQOC Wastewater and Environmental Engineering Consultants List to provide engineering services for the Project with a budget authority of \$2,000,000, which includes contingency.

#### **TRANSMITTAL**

Copy of TOS No. 13 entitled "Taylor Yard G2 Parcel - Implementation Plan, Site Assessments, and Interim Development Design Services," dated June 26, 2017.

#### **DISCUSSION**

##### ***Background***

On June 26, 2017, the Board of Public Works (Board) approved the PQOC list of consultants to provide Design, Engineering, and Construction Support Services for the Wastewater Program and Environmental Engineering. The contract with WSP was executed on July 12, 2017, and will expire on July 13, 2022.

The City of Los Angeles (City) purchased the Taylor Yard G2 Parcel on March 1, 2017 (Council File No. 13-1641). The nearly 250-acre Taylor Yard complex, of which Taylor Yard G2 Parcel is derived, was historically owned by Union Pacific Railroad Company and its predecessors for rail maintenance and fueling. Taylor Yard G2 Parcel is a Los Angeles River-adjacent, approximately 42-acre property located in the Cypress Park community of Council District No. 1.

The Taylor Yard River Park Project is Project No. 165 of the City Council-adopted Los Angeles River Revitalization Master Plan (Council File No. 07-1342). This Project is also described in the U.S. Army Corps of Engineers (USACE) Los Angeles River Ecosystem Restoration Feasibility Study (also known as the ARBOR or "Area with Restoration Benefits and Opportunities for Revitalization" Study), for which the City is serving as local sponsor. Taylor Yard G2 Parcel is situated in Reach 6 of the ARBOR Study, and is adjacent to a soft-bottomed portion of the Los Angeles River.



The site is known to be contaminated, therefore, all uses of the site are contingent upon the approval of the California Department of Toxic Substances Control (DTSC), the oversight regulatory agency for this site. The objectives of Task Nos. 1 and 2 of the Project is to plan for a phased remediation and phased development of G2, including interim uses, which will align with the long-term goal of the realization of the ARBOR project, and other goals established by the City Council and the Mayor. The objective of a phased approach is to address required remediation in phases as funding is available while allowing more immediate public use of portions of the site, implementing interim uses with the long-term site uses in mind.

The City anticipates that the interim use will include recreational, educational, and nature programming and events, and will be defined through extensive community and stakeholder involvement. The site development strategy will likely involve taking advantage of the cleaner areas of the site, and of existing site features as early as possible. Remediation and site development could then continue in strategic phases, with the long-term goals in mind.

Task No. 1 of TOS No. 13 (Transmittal) is described as Site Conceptual Design and Implementation Plan/Pre-Design Report for Interim and Long-Term Taylor Yard G2 Parcel Improvements. Task No. 2 in TOS No. 13 is described as Site Assessments and DTSC Coordination. Details on the specific site assessments to be completed as part of Task No. 2 are in TOS No. 13, Attachment A. In addition to Task Nos. 1 and 2 of the TOS, the consultant will begin to assemble the Envision™ Rating Certification documentation with the goal of achieving an Envision™ certification for the Project at the Gold Level, or higher.

TOS No. 13 also included Task Nos. 3 through 5, which the BOE intends to award at a later date when funding has been identified. Task No. 3 is described as Environmental Review and Documentation, Task No. 4 is Detailed Design for Interim Uses, and Task No. 5 is Design Services During Construction for Interim Uses. The BOE received costs for Task Nos. 3 through 5 as part of the proposal process based on the BOE's interim concept for the site, but the costs associated with Task Nos. 3 through 5 will be renegotiated based on the final concept. Based on the current proposal from WSP, the cost for Task No. 3 is \$1,399,952, the cost for Task No. 4 is \$2,407,468, and the cost for Task No. 5 is \$1,552,193. The BOE anticipates requesting an amendment to this TOS at the Board in the future to award Task Nos. 3 through 5 as outlined in TOS No. 13, once funding has been identified and the final concept identified.

### ***TOS Description***

On May 30, 2017, the 24 firms on the PQOC Wastewater and Environmental Engineering Services Consultants List were invited to a pre-solicitation meeting in preparation of the release of TOS No. 13. Eighteen firms were in attendance.

On June 26, 2017, TOS No. 13 was issued to all 24 consultants on the PQOC List. On July 6, 2017, a Pre-Proposal meeting and site walk were held. Respondents were informed

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during the Pre-Proposal meeting that the BOE would ask the top firms to present their proposals in a public setting as part of the TOS No. 13 selection process (Transmittal, Addendum No. 3). By the due date, August 14, 2017, proposals were received from five firms: AECOM; Geosyntec Consultants; HATCH; Stantec; and WSP. A selection panel comprised of representatives from the BOE, the Bureau of Sanitation (BOS), the Mountains Recreation and Conservation Authority (MRCA), the Department of Cultural Affairs (DCA), the California State Coastal Conservancy (SCC), the Department of Recreation and Parks (RAP), and the Department of Water and Power (DWP) conducted interviews for the five firms on September 6, 2017 and September 7, 2017.

The panel evaluated the consultants in accordance with the selection criteria outlined in the TOS, and short-listed three teams for the public presentation meeting to be held on September 13, 2017. AECOM, Geosyntec Consultants, and WSP were invited to present their qualifications and their approach to concept development for the Project in this public meeting. Over 200 community members and stakeholders were in attendance.

#### ***Summary of Selection and Negotiations***

The solicitation responses were reviewed for their compliance with the TOS by staff from the BOE, BOS, MRCA, DCA, SCC, RAP and DWP.

Following the public meeting, the firms were rated all in accordance with the selection criteria outlined in the TOS. The panel selected the WSP team as the most qualified to provide the engineering services for the Project.

Documentation supporting the selection of the consultant as well as a record of the negotiations has been included in the project file.

#### ***Business Inclusion Program (BIP)***

These Tasks are subject to the BIP outreach requirements. The City has set anticipated participation levels of 15 percent minority-owned business enterprise (MBE), 4 percent women-owned business enterprise (WBE), 20 percent small business enterprise (SBE), 4 percent emerging business enterprise (EBE), and 2 percent disabled veteran-owned business enterprise (DVBE). For these Tasks, the consultant is pledging a MBE participation level of 16.46 percent, a WBE participation level of 4.13 percent, a SBE participation level of 20.59 percent, an EBE participation level of 7.83 percent, and a DVBE participation level of 2.22 percent.

On Task Nos. 1 and 2 of this TOS, the following MBE, WBE, SBE, EBE, DVBE, and OBE firms are proposed to be utilized by the Consultant:

## Gender/Ethnicity Codes:

AA = African American  
 APA = Asian Pacific American  
 NA = Native American  
 M = Male

HA = Hispanic American  
 SAA = Subcontinent Asian American  
 C = Caucasian  
 F = Female

Subconsultants	Gender/ Ethnicity	MBE/WBE/SBE/ EBE/DVBE/OBE	% of Base Task	Task Amount
Mia Lehrer + Associates	F/HA	MBE/SBE	12.76%	\$ 229,630
EW Consulting, Inc.	F/C	WBE/SBE/EBE	4.13%	\$ 74,315
CWE	M/SAA	MBE/SBE/EBE	3.70%	\$ 66,583
SCST, Inc.	M/C	DVBE	2.22%	\$ 39,926
Council for Watershed Health		OBE	2.56%	\$ 46,000
Mujeres de la Tierra		OBE	2.56%	\$ 46,000
Friends of the Los Angeles River		OBE	2.50%	\$ 45,000
HR&A		OBE	1.56%	\$ 28,000
ECORP		OBE	1.13%	\$ 20,254
Arancha Muñoz-Criado		OBE	0.69%	\$ 12,500
Foster + Partners		OBE	0.67%	\$ 12,000
ARUP		OBE	0.58%	\$ 10,437
<b>Subtotal Subconsultant Participation</b>			<b>35.04%</b>	<b>\$ 630,645</b>
Prime Participation			64.96%	\$1,169,344
<b>Initial Base Task</b>			<b>100.00%</b>	<b>\$1,799,989</b>
Contingency				\$ 200,011
<b>Total Task Budget Authority</b>				<b>\$2,000,000</b>

WSP has requested to add 7 additional subconsultant firms that are not a part of Contract No. C-129665:

- Arancha Muñoz-Criado provides landscape architecture experience in Mediterranean climates.
- ARUP provides experience in resiliency planning.
- ECORP provides native habitat restoration experience in riparian environments of Southern California.
- Foster + Partners is an architect that provides waterfront experience in Mediterranean climates.
- Friends of the Los Angeles River provides unique stakeholder engagement experience in neighborhoods adjacent to Taylor Yard G2 Parcel and the Los Angeles River.

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Page 5

- HR&A provides financial planning experience with specific expertise in development of financing plans for municipal parks.
- Mujeres de la Tierra provides a unique stakeholder engagement experience in neighborhoods adjacent to Taylor Yard G2 Parcel.

The BOE acknowledges the specific expertise of these additional subconsultant firms and has approved their addition to the contract for purposes of this Project.

The following is a summary of the subconsultant utilization pledged by the consultant by business enterprise:

Total Subconsultant Participation						
Pledged	MBE	WBE	SBE	EBE	DVBE	OBE
(%) of Base Task	16.46%	4.13%	20.59%	7.83%	2.22%	12.23%
(\$ ) Amount	\$296,213	\$74,315	\$370,528	\$140,898	\$39,926	\$220,191

#### ***Contractor Performance Evaluation***

In accordance with Division 10, Chapter 1, Article 13 of the Los Angeles Administrative Code, the appropriate City personnel responsible for the quality control of this personal services contract shall submit Contractor Performance Evaluation Reports to the Bureau of Contract Administration, Special Research & Investigation Section upon termination of the contract.

#### **STATUS OF FUNDING**

On June 15, 2017, a Proposition 1 Grant from the SCC in the amount of \$2,000,000 was executed. For Task Nos. 1 and 2 as described in TOS No. 13, funding will be provided by this Proposition 1 Grant.

As authorized by Council File No. 14-1158-S3, the Public Works Trust Fund (PWTF) No. 834 loan to Engineering Special Services Fund No. 682, provides the Taylor Yard G2 Parcel Project a cash flow source. To access this cash flow, a revolving project account in Department No. 50, Fund No. 682, Appropriation Unit No. 50PVCP and has been appropriated in the amount of \$700,000 to front fund the not-to-exceed \$2,000,000 progress payment invoice amount, which will be reimbursable by the SCC Proposition 1 Grant.

The BOE will bill the SCC. Upon receipt of the reimbursement, the BOE will forward it to the Office of Accounting (OOA). The OOA will deposit the reimbursement in Fund No. 682,

and appropriate to the Project Appropriation Unit No. 50PVCP to further cash flow the remainder of the contract work.

Fund	Fund/Department Nos.	Appropriation Unit No.	Amount
Engineering Special Services	682/50	50PVCP	\$700,000

The City's liability under this contract shall only be to the extent of the present City appropriation to fund the contract. However, if the City shall appropriate funds for any succeeding years, the City's liability shall be to the extent of such appropriation, subject to the terms and conditions of the contract.

( CAF RMK DW )

Report reviewed by:

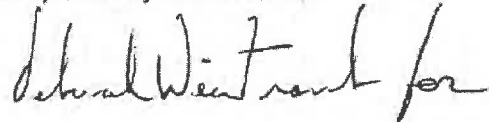
BOE (ADM)

Report prepared by:

Proposition O Clean Water Division

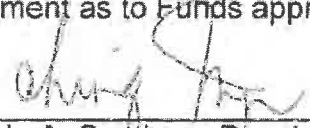
Candelario Flores, PE  
Assistant Division Manager  
Phone No. (213) 485-4496

Respectfully submitted,



Gary Lee Moore, PE, ENV SP  
City Engineer

Statement as to Funds approved by:

  
Victoria A. Santiago, Director  
Office of Accounting

Date: 10/12/17

CF/KD/10-2017-0237.POB.gva

Questions regarding this  
report may be referred to:  
Katherine Doherty, PE, Project Manager  
Phone No. (213) 847-0395  
E-mail: Katherine.Doherty@lacity.org

January 28, 2019; Agenda Item No. 13

Resolution No. 19-05

RESOLUTION OF THE SANTA MONICA MOUNTAINS CONSERVANCY AUTHORIZING A GRANT  
OF PROPOSITION 1 FUNDS TO THE CITY OF LOS ANGELES FOR PRE-IMPROVEMENT  
PLANNING FOR THE G2 TAYLOR YARD PROJECT, CITY OF LOS ANGELES

WHEREAS, the Santa Monica Mountains Conservancy is authorized to award grants to public entities pursuant to Section 33204 (a) of the Public Resources Code; and

WHEREAS, The State of California has authorized an expenditure of funds from Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to the Santa Monica Mountains Conservancy for capital outlay and local assistance multi-benefit grants for ecosystem and watershed protection and restoration projects; and

WHEREAS, The City of Los Angeles has requested a matching urban creek grant from Proposition 1, Section 79735(a) of the Water Code in the amount of \$1,500,000 for Taylor Yard G2 River Park Project Pre-Improvement Planning and Design along the Los Angeles River; and

WHEREAS, Pursuant to Section 79732(a) the proposed project meets the purpose of Proposition 1 to protect and increase the economic benefits arising from healthy watersheds, fishery resources, and instream flow; and

WHEREAS, Pursuant to Section 79732(a) the proposed project meets the purpose of Proposition 1 to implement watershed adaptation projects in order to reduce the impacts of climate change on California's communities and ecosystems; and

WHEREAS, Pursuant to Section 79732(a) the proposed project meets the purpose of Proposition 1 to restore river parkways throughout the state, including, but not limited to, projects pursuant to the California River Parkway Act of 2004 (Chapter 3.8 (commencing with Section 5750) of Division 5 of the Public Resources Code), in the Urban Streams Restoration Program established pursuant to Section 7048, and urban river greenways; and

WHEREAS, Pursuant to Section 79732(a) the proposed project meets the purpose of Proposition 1 to implement fuel treatment projects to reduce wildfire risks, protect watersheds tributary to water storage facilities, and promote watershed health; and

WHEREAS, Pursuant to Section 79732(a) the proposed project meets the purpose of Proposition 1 to protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, stormwater resource management, and greenhouse gas reduction; and

WHEREAS, Pursuant to Section 793732(a) the proposed project meets the purpose of Proposition 1 to assist in the recovery of endangered, threatened, or migratory species by improving watershed health, instream flows, fish passage, coastal or inland wetland restoration or other means, such as natural community conservation plan and habitat conservation plan implementation; and

WHEREAS, the proposed project meets an objective of the California Water Action Plan for more reliable water supplies; and

WHEREAS, the proposed project meets an objective of the California Water Action Plan for restoration of important species and habitat; and

WHEREAS, the proposed project meets an objective of the California Water Action Plan for more resilient and sustainably managed water infrastructure; and

WHEREAS, the proposed project is consistent with the *Santa Monica Mountains Comprehensive Plan*, the *Rim of the Valley Corridor Plan*, and the *San Gabriel and Los Angeles River Watershed and Open Space Plan*; and

WHEREAS, The proposed action is being taken subject to approval of the grant for compliance with the General Obligation Bond Law; and

WHEREAS, The proposed project protects land and water resources; and

WHEREAS, The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA); Now

*Therefore Be It Resolved*, That the Santa Monica Mountains Conservancy hereby:

1. FINDS the proposed project meets at least one of the purposes of Proposition 1.
2. FINDS the proposed project meets at least one of the three objectives of the California Water Action Plan.
3. FINDS that the proposed action is consistent with the *Santa Monica Mountains Comprehensive Plan*, the *Rim of the Valley Trail Corridor Master Plan*, and the *San Gabriel and Los Angeles River Watershed and Open Space Plan* as adopted by the Santa Monica Mountains Conservancy.
4. FINDS that the proposed action is consistent with the Conservancy's Strategic

Objectives.

5. FINDS that the proposed project implements the goals stated in Proposition 1.
6. FINDS that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA).
7. ADOPTS the staff report and recommendations dated January 28, 2019 for this item.
8. ADOPTS all of the preceding whereas clauses.
9. AUTHORIZES a grant of Proposition 1 urban creek funds to the City of Los Angeles River in the amount of \$1,500,000.
10. FURTHER AUTHORIZES the Chairperson or Executive Director to execute the grant agreement and to perform any and all acts necessary to carry out this resolution; without limiting the generality of the foregoing, such authority shall include those provisions that he or she shall determine in the exclusive exercise of his or her discretion are necessary to carry out the purposes of this resolution and to comply with the policies of the Conservancy, and to otherwise carry out the provisions of state law and regulations.

*~ End of Resolution ~*

I HEREBY CERTIFY that the foregoing resolution was adopted at a meeting of the Santa Monica Mountains Conservancy, duly noticed and held according to law, on the 28<sup>th</sup> day of January, 2019, at Los Angeles, California.

Dated:

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Executive Director



## Memorandum

To : The Conservancy  
The Advisory Committee

Date: January 28, 2019

From :  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Director

**Subject: Agenda Item 13: Consideration of resolution authorizing a grant of Proposition 1 funds to the City of Los Angeles for pre-improvement planning for the G2 Taylor Yard project, City of Los Angeles.**

Staff Recommendation: That the Conservancy authorize a matching grant not to exceed \$1,500,000 in Proposition 1 urban creek funds to the City of Los Angeles for project planning and design and improvements for more immediate public access and habitat restoration for the “Early Activation” phase of the G2 Taylor Yard river park project on the Los Angeles River.

Legislative Authority: Section 33204(a) of the Public Resources Code; and Section 79735(a) of the Water Code.

Background: Please see the attached Proposition 1 grant application from the City of Los Angeles. The City is in partnership with the Conservancy and the Mountains Recreation and Conservation Authority (MRCA) for restoring the former Taylor Yard rail site adjacent to a soft-bottom segment of the Los Angeles River into a regionally significant park space, which would “enhance habitat connectivity, develop wildlife habitat, provide recreation and interpretation, improve the water quality of the watershed, and promote access to the Los Angeles River.” The City’s grant application complements a grant from the Conservancy to the MRCA for planning and construction of at least interim improvements for public access and habitat restoration on G2. The City indicates matching funding of \$1,666,667 for a total project cost of \$3,166,667, which will be used for the project, including Environmental Assessment work.

Scoring under the Conservancy’s revised Proposition 1 Project Planning and Design grant Guidelines results in the project receiving 86 points (out of a possible 86; (61 minimum required), plus 4 out of 4 carbon reduction points, plus 20 out of 25 possible points under Additional Criteria. **Total points: 110** (out of a possible 115). Staff recommends award of \$1,500,000 for this project.

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
5750 RAMIREZ CANYON ROAD  
MALIBU, CALIFORNIA 90265  
PHONE (310) 589-3200  
FAX (310) 589-3207



MINUTES OF THE JOINT MEETING  
*of the*  
SANTA MONICA MOUNTAINS CONSERVANCY  
*and the*  
SANTA MONICA MOUNTAINS CONSERVANCY  
ADVISORY COMMITTEE

January 28, 2019

**1. Call to order.**

The 453<sup>rd</sup> meeting of the Santa Monica Mountains Conservancy and Santa Monica Mountains Conservancy Advisory Committee was called to order by Chairperson Craig Sap at 7:31 p.m. on January 28, 2018 at the following locations:

**Location 1:** Los Angeles River Center and Gardens, Atrium  
570 West Avenue Twenty-Six  
Los Angeles, California

**Location 2:** Natural Resources Agency  
1416 9<sup>th</sup> Street, 13<sup>th</sup> Floor  
Room No. 1306-7  
Sacramento, California

**2. Administration of Oath of Office.**

The Executive Director administered the Oath of Office to Rudy Ortega, public member appointed by the Governor, and Mary Luévano, Ex Officio Member, Appointed by the California Coastal Commission.

**3. Roll Call of Conservancy.**

The Conservancy roll was called and the following members were present: Mary Luévano; Rudy Ortega; Steve Veres; Linda Parks; Martha M. Escutia; Irma Muñoz; Joshua Nelson (via teleconference); Jerome C. Daniel, Vice Chairperson, and Craig Sap, Chairperson. A quorum was present. The following member was absent: David Szymanski.

**4. Roll Call of Advisory Committee Members.**

The Advisory Committee roll was called and the following members were present: Allison-Clair Acker; Caroline Brown; Illece Buckley Weber; Karen Buehler; Ed Corridori; Stephen Del Guercio; Mark Johnson; Patt Healy; Alan Kishbaugh; Roseann Mikos; Frank Oviedo; Wendy-

Sue Rosen; Janet Wall; Tim Wendler; Garen Yegparian; George Lange, Vice Chairperson, and Don Robinson, Chairperson.

Staff present: Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Director; Rorie Skei, Chief Deputy Director; Paul Edelman, Deputy Director of Natural Resources and Planning; Melissa Smith, Associate Government Program Analyst, Christina Bull Ardnt, Supervising Deputy Attorney General; Elena Eger, Special Counsel, and James Yeramian, Board Secretary.

**5. Introduction of Legislative Participants or their staff.**

The Chairperson announced that Vickere Murphy; Tim Pershing; Sarah Nichols, and Senator Anthony Portantino (via teleconference) were present.

**6. Election of Conservancy Officers.**

By nomination of Mr. Daniel, duly seconded, Irma Muñoz was unanimously elected Chairperson.

By nomination of Ms. Escutia, duly seconded, Steve Veres was unanimously elected Vice Chairperson.

**7. Election of Advisory Committee Officers.**

By nomination of Mr. Kishbaugh, duly seconded, Don Robinson was unanimously re-elected Chairperson.

By nomination of Mr. Kishbaugh, duly seconded, George Lange was unanimously re-elected Vice Chairperson.

**8. Approval of Minutes.**

The minutes of December 10, 2018 were submitted for approval.

The minutes of December 10, 2018 were adopted as submitted.

Ms. Wall; Mr. Johnson; Ms. Brown; Mr. Yegparian, and Mr. Cacciotti were noted as abstaining.

**9. Reports.**

The Conservancy received reports from Mr. Sap, Mr. Lange, and Mr. Oviedo.

Comments were made by Mr. Sap, the Executive Director, and Senator Portantino.

**10. Members comments on matters not on the agenda.**

Comments were made Ms. Brown and Mr. Sap.

Questions were propounded by Mr. Corridori.

Comments were made by Mr. Sap.

**11. Comments from members of the public on items not on the agenda and public testimony on all agenda items.**

The following members addressed the Conservancy:

Senator Anthony Portantino, on item 14.  
Mr. John Suwara, representing Calabasas Coalition, on item 12(c).  
Ms. Frances Alet, representing Calabasas Coalition, on item 12(c).  
Ms. Suellen Wagner, representing Study City for Quiet Skies, on item 12(b.)  
Ms. Heidi Mackay, representing Save Coldwater Canyon, on item 12(b).  
Mr. Tony Marcelli, representing NELAFA, on matters not on the agenda.  
Ms. Katy Doherty, representing the City of Los Angeles, on item 13.  
Mr. Walter Lamb, representing Ballona Wetlands Land Trust, on item 11.

Questions were propounded by Ms. Rosen.

Comments were made by the Chief Deputy Director and the Executive Director.

**12. Consent Calendar:**

- (a) **Consideration of resolution authorizing a comment letter to Ventura County for the proposed Habitat Connectivity and Wildlife Corridor Ordinance and Wildlife Corridor Zone, unincorporated Ventura County.**
- (b) **Consideration of resolution authorizing a comment letter to the Federal Aviation Administration regarding flight paths over the Santa Monica Mountains.**
- (c) **Consideration or resolution authorizing a comment letter to the City of Calabasas on the Draft Environmental Impact Report for the West Village at Calabasas project.**

**(d) Consideration of resolution authorizing a grant from the support budget to Community Partners for the VerdeXchange Conference.**

Items 12(c) and 12(d) were removed from the Consent Calendar.

ADVISORY COMMITTEE CONSIDERATION:

On motion of Mr. Corridori, duly seconded, the Advisory Committee recommended adoption of Resolution Nos. 19-01 and 19-02 were unanimously adopted.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Veres, duly seconded, the Conservancy unanimously adopted Resolution Nos. 19-02 and 19-02.

**12(c). Consideration or resolution authorizing a comment letter to the City of Calabasas on the Draft Environmental Impact Report for the West Village at Calabasas project.**

Questions were propounded by Ms. Rosen.

Comments were made by the Deputy Director of Natural Resources and Planning.

ADVISORY COMMITTEE CONSIDERATION:

On motion of Ms. Rosen, duly seconded, the Advisory Committee recommended adoption of Resolution No. 19-03 as revised.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Veres, duly seconded, the Conservancy unanimously adopted Resolution No. 19-03 was revised.

**12(d). Consideration of resolution authorizing a grant from the support budget to Community Partners for the VerdeXchange Conference.**

Questions were propounded by Messrs. Veres and Nelson.

Comments were made by Ms. Smith and the Executive Director.

ADVISORY COMMITTEE CONSIDERATION:

On motion of Mr. Corridori, duly seconded, the Advisory Committee recommended adoption of Resolution No. 19-04.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Veres, duly seconded, the Conservancy unanimously adopted Resolution No. 19-04.

- 13. Consideration of resolution authorizing a grant of Proposition 1 funds to the City of Los Angeles for pre-improvement planning for the G2 Taylor Yard project, City of Los Angeles.**

The Chairperson recused herself from this item.

Questions were propounded by Ms. Escutia and Mr. Veres.

Comments were made by the Executive Director and Ms. Katy Doherty, representing the City of Los Angeles.

ADVISORY COMMITTEE CONSIDERATION:

On motion of Ms. Rosen, duly seconded, the Advisory Committee recommended adoption of Resolution No. 19-05.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Daniel, duly seconded, the Conservancy adopted Resolution No. 19-05.

- 14. Consideration of resolution authorizing a Proposition 68 planning grant to the City of La Cañada Flintridge for Flint Wash Trail repair.**

Comments were made by Mr. Del Guercio.

Questions were propounded by Ms. Rosen.

Comments were made by Mr. Del Guercio, the Executive Director, and the Chief Deputy Director.

ADVISORY COMMITTEE CONSIDERATION:

On motion of Mr. Del Guercio, duly seconded, the Advisory Committee recommended adoption of Resolution No. 19-06.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Veres, duly seconded, the Conservancy unanimously adopted Resolution No. 19-06.

**15. Consideration of resolution authorizing a Proposition 1 restoration grant to the Friends of the Los Angeles River.**

ADVISORY COMMITTEE CONSIDERATION:

On motion of Ms. Buckley Weber, duly seconded, the Advisory Committee recommended adoption of Resolution No. 19-07.

CONSERVANCY CONSIDERATION:

A roll-call vote was administered.

On motion of Mr. Daniel, duly seconded, the Conservancy unanimously adopted Resolution No. 19-07.

**16. Closed Session: (The Conservancy may hold a closed session on the following items pursuant to Section 11126 Subdivision (c)(7)(A), Section 11126.3(a), and Section 11126 Subdivision (e) of the Government Code. Confidential memoranda related to the following items may be considered during such closed session discussions.) Discussion and possible action regarding pending and/or potential litigation: Pending litigation – *Kruells v. La Vina Homeowners Association*, Case No. GC035668; *Morris v. Santa Monica Mountains Conservancy and Mountains Recreation and Conservation Authority*, Case No. BC44851; *Santa Monica Mountains Conservancy, et al. v. Southern California Edison*; *Sycamore Park Private Community Group, et al. v. Mountains Recreation and***

***Conservation Authority and Santa Monica Mountains Conservancy, and City of Malibu v.  
Santa Monica Mountains Conservancy, et al.***

No closed session was held.

**17. Announcement of future meetings and adjournment.**

The Chairperson announced that the next meeting would be held on February 25, 2019.

There being no further business, the Chairperson adjourned the meeting at 9:11 p.m.

Respectfully submitted:

JOSEPH T. EDMISTON, FAICP HON. ASLA  
Executive Director

Approved:

IRMA MUÑOZ  
Chairperson



HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 18-0600-S169

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

July 3, 2019

Council File No.: 18-0600-S169

Council Meeting Date: July 02, 2019

Agenda Item No.: 65

Agenda Description: REAPPROPRIATIONS and APPROPRIATIONS relative to Fiscal Year (FY)  
2018-19 Year-End Financial Status Report (FSR).

Council Action: REAPPROPRIATIONS AND APPROPRIATIONS - ADOPTED FORTHWITH

Council Vote:

YES BLUMENFIELD  
YES BONIN  
ABSENT BUSCAINO  
YES CEDILLO  
YES HARRIS-DAWSON

ABSENT HUIZAR  
YES KORETZ  
YES KREKORIAN  
YES MARTINEZ  
YES O'FARRELL

ABSENT PRICE  
YES RODRIGUEZ  
YES RYU  
YES SMITH  
YES WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 341

FILE SENT TO MAYOR:

07/03/2019

LAST DAY FOR MAYOR TO ACT:

07/15/2019

✓  
APPROVED

\*DISAPPROVED

\*VETO

Mayor

07/09/2019

DATE SIGNED

Adopted Report(s)

**Title**

Report from City Administrative Officer

**Date**

05/31/2019

## REPORT FROM

### OFFICE OF THE CITY ADMINISTRATIVE OFFICER

---

Date: May 31, 2019

CAO File No. 0590-00098-5152  
Council File No. 18-0600  
Council District: All

To: Eric Garcetti, Mayor  
Herb J. Wesson, Council President  
Paul Krekorian, Chair, Budget and Finance Committee

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: 2018-19 Budget

Subject: **YEAR-END (FOURTH) FINANCIAL STATUS REPORT**

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#### SUMMARY

This Office is transmitting the Year-End Financial Status Report (FSR) for Fiscal Year 2018-19. This report provides an update on the current-year budget—including projected department over-expenditures, trends in revenue, the status of the Reserve Fund, and discussion of current issues of concern. This report contains recommendations totaling approximately \$178.13 million for appropriations, transfers, and other budgetary adjustments.

The City began 2018-19 with a cautious outlook. Our Reserve Fund was lower than in recent years and we projected year-end over-expenditures of approximately \$98.85 million in the First FSR. Half of this projected overspending was attributed to sworn overtime expenditures. The City addressed a major portion of the sworn overtime expenditures by the mid-year, and continued to reduce year-end overspending across various Departments and funds. Additionally, anticipated expenditures from pending labor agreements did not materialize in the current year due to the timing of these agreements. The City was able to manage 2018-19 projected over-expenditures and unbudgeted expenses mainly through the use of the Unappropriated Balance, Reserve for Mid-Year Adjustments Account, and departmental savings. The City also used the Reserve Fund, but its use was mostly limited to loans to address cash flow needs and for the projected overspending in Police sworn overtime.

This report identifies remaining General Fund overspending of \$14.48 million as well as recommendations to close the year with a balanced budget. Further, we anticipate that we will end the year with a Reserve Fund of 5.91 percent,<sup>1</sup> well above the 5.0 percent Reserve Fund Policy threshold. A Reserve Fund at this level better positions the City to achieve its Reserve Fund target for July 1, 2019 of 6.25 percent that was assumed as part of the 2019-20 Adopted Budget.

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<sup>1</sup> Cumulative reserves, including the Budget Stabilization Fund and the Unappropriated Balance, Reserve for Mid-Year Adjustments account are at 7.63 percent.

Liability Claims

23. Relative to Council File 18-0616 adopted by the Council on August 14, 2018 in the matter of *Leonardo Gonzalez-Tzita, et al. v. City of Los Angeles, et al.*, rescind the following Controller instruction (Recommendation No. 2) to effectuate payment in 2019-20 as opposed to the current fiscal year:

AUTHORIZE the Controller to transfer \$1,700,000 from the Liability Claims Fund No. 100/59, Account No. 009798, Miscellaneous Liability Payouts, to Fund No. 100/59, Account No. 009792, Police Liability Payouts.

24. Relative to Council File 19-0012 adopted by the Council on January 23, 2019 in the matter of *Smith v. City of Los Angeles*, rescind the following Controller instruction (Recommendation No. 3) to effectuate payment in 2019-20 as opposed to the current fiscal year:

AUTHORIZE the Controller to transfer \$3,300,000 from the Liability Claims Fund No. 100/59, Account No. 009798, Miscellaneous Liability Payouts, to Fund No. 100/59, Account No. 009793, Public Works, Engineering Liability Payouts.

Municipal Improvement Corporation of Los Angeles (MICLA)

25. Reapprove the use of up to a total of \$16,095,100 in MICLA financing included in the 2015-16 Adopted Budget for the City's Equipment Replacement Program as listed in Attachment 13A to authorize continued use of these funds for an additional second year beyond the City's MICLA Three-Year Policy;
26. Reapprove the use of up to \$23,037,600 in MICLA financing included in the 2016-17 Adopted Budget for the City's Equipment Replacement Program as listed in Attachment 13B to allow continued use of these funds for an additional year beyond the City's MICLA Three-Year Policy;

27. Reapprove the use of up to \$2 million in MICLA financing included in the 2016-17 Adopted Budget for the ARBOR LERRDS project for an additional year beyond the City's MICLA Three-Year Policy and repurpose those funds for use on the Taylor Yard G2 Interim Use Project;

Special Gas Tax Improvement Fund

28. Authorize the Controller to reduce 2018-19 appropriations in the amount of \$7,614,392 within the Special Gas Tax Improvement Fund No. 206/50 in the following accounts:

- Reappropriate up to \$2.43 million for several programs that have received multi-year funding from the City's HEAP allocation. These funds need to be reappropriated to avoid service disruption from 2018-19 to 2019-20. These programs include the expansion of the Mobile Pit Stop program, Diversion and Rapid Resolution specialists at City FamilySource Centers, Multidisciplinary Teams (MDTs) that conduct specialized outreach, expanded mobile shower services, and administrative costs, among others.

## **7. EXEMPTIONS FROM GENERAL FUND ENCUMBRANCE POLICY**

### **Attachment 14 – Exemptions from General Fund Encumbrance Policy**

Under the General Fund Encumbrance Policy adopted by the City Council, any Financial Management System (FMS) and Supply Management System (SMS) encumbered funds that remain unspent for a period longer than one fiscal year shall be disencumbered and reverted every fiscal year. Funds for capital projects are exempt from this policy. Pursuant to this Policy, the Office of the Controller and the General Services Department will automatically disencumber any FMS and SMS prior year encumbrances from 2017-18 and earlier.

The General Services Department coordinated with departments relative to prior year SMS encumbrances. A total \$826,346.32 was exempted from the Prior Year Encumbrance Policy due to outstanding obligations/liabilities and/or contingent liabilities.

Recommendations are included in this report to exempt certain FMS encumbrances from this process based on the following conditions: 1) a legal obligation/liability exists (goods and services must have been provided), but not yet paid); 2) a contingent liability exists (likely to become liabilities as a result of conditions undetermined at a given date, such as unsettled disputed claims, uncompleted contracts, and pending lawsuits); or, 3) a legislative appropriation for a specific project cannot be completed within the allowable time frame.

The following transactions are recommended:

- Exempt up to \$39,937,839 in FMS prior-year encumbrances (various) from the General Fund Encumbrance Policy as per Attachment 14 with the final amounts to reflect the most current encumbrance balance as of June 30, 2019.

## **8. TAYLOR YARD G2 INTERIM USE PROJECT**

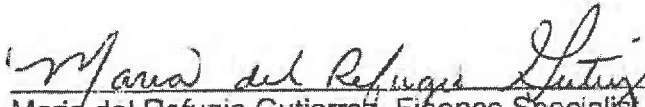
### **Recommendation No. 27**

The Mayor and Council adopted the MICLA Departmental Operating Policy, as part of the Debt Management Policy, which requires that any existing MICLA funds that remain unspent for a period longer than three years from the date of availability shall be subject to reversion to pay debt service and/or offset new MICLA projects (Three-Year Policy). In the 2016-17 Adopted Budget, \$2 million in MICLA financing was authorized for the Los Angeles River related ARBOR LERRDS project.

While the ARBOR LERRDS project is still ongoing, that project is still pending and it has been determined that the funds are necessary for the related Los Angeles River Taylor Yard G2 Interim Use Project. According to the City's Three-Year Policy, the unexpended balance of \$2 million as of May 28, 2019 is subject to reversion at the end of the fiscal year because this MICLA authority will exceed the Three-Year Policy on June 30, 2019, if it remains unspent. Re-authorization of these funds and re-allocating it to the related river project will allow the Department's use of these funds for the project and on-going compliance with the City Financial Policy.

This Office recommends the following:

- Reapprove the use of up to \$2 million in MICLA financing included in the 2016-17 Adopted Budget for the ARBOR LERRDS project for an additional year beyond the City's MICLA Three-Year Policy and repurpose those funds for use on the Taylor Yard G2 Interim Use Project.

  
Maria del Refugio Gutierrez, Finance Specialist

APPROVED:



Ben Ceja, Assistant City Administrative Officer

RHL:BC:JWW:JCY:MDG01190046c

Attachments

## THRESHOLD CRITERIA FOR BROWNFIELD CLEANUP GRANTS

### 1. Applicant Eligibility

The City of Los Angeles is a “general purpose unit of local government” as that term is defined in 2 CFR § 200.64 and is therefore eligible to receive a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant. If awarded funding by USEPA, the Citywide Brownfields Program within the City of Los Angeles Department of Public Works, LA Sanitation and Environment (LASAN) will administer this grant.

### 2. Previously Awarded Cleanup Grants

The site that will be the focus of the Fiscal Year (FY) 2020 Cleanup Grant, if awarded, is named “Paseo del Rio project area.” The Site encompasses an approximate 6.1-acre area at the south end of the larger 42-acre multi-parcel “Taylor Yard” property purchased by the City in 2017. The Site has not received funding from a previously awarded USEPA Brownfields Cleanup Grant.

### 3. Site Ownership

The City of Los Angeles is the sole owner of the Site. The title is fee simple. The City acquired the Site on March 1, 2017. The City intends to retain ownership of the Site on a permanent basis for public use.

### 4. Basic Site Information

Name of Site: Paseo del Rio Project Area

Site Address: 2070 N. San Fernando Road, Los Angeles, CA 90039

Current Owner: City of Los Angeles

Grant funding, if awarded, will be used to perform remedial activities within the Site.

### 5. Status and History of Contamination at the Site

The Site was historically part of an approximate 244-acre railyard developed by the Union Pacific Railroad Company (UPRC) and its predecessors beginning in the early 1900s. The Site is bounded in part on the west by the Los Angeles (LA) River and was first developed and used as a railyard in the early 1930s. The Site is identified in previous environmental reports as the “Diesel Shop Area” – the major feature of which was an approximately 130,000 ft<sup>2</sup> building used for maintenance and repair of diesel-powered locomotives. Areas of the Site closest to the LA River were occupied by 5-6 sets of railroad tracks. The Diesel Shop was constructed in stages during 1949 through 1960s. Use of the railyard property as a whole first declined in the 1960s, and further declined in 1985 when use as a switching facility ended.

Maintenance and fueling operations continued through 2006, when the railyard was permanently closed. By 2010, all buildings and railyard facilities in the Diesel Shop and Paseo del Rio Project Area had been demolished or removed. The Site has been vacant since 2011. A six-foot tall chain link fence with locking gates was constructed around the perimeter of the Site by the City in May 2017 to secure it from public access until it could be further assessed, remediated, and deemed safe for public access by the California Department of Toxic Substances Control (DTSC). The Site currently has no active or passive uses.

Since 1985, a series of soil, soil gas and groundwater investigations have been conducted at the Site. Results of the several progressive phases of remedial investigation identified constituents of potential

concern (COPCs) in the Site soil as lead, arsenic, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). VOCs are also present in groundwater beneath the Site; however, groundwater impacts are generally attributed to the regional chlorinated VOC groundwater plume and chlorinated VOC sources located upgradient of the Site and the larger railyard property. VOCs have also been detected in soil gas throughout a majority of the Site.

During 1985-2014, environmental investigations were conducted at the Site by the previous owner to assess contamination in soil, groundwater, and soil vapor. In 2018-19, a comprehensive Remedial Investigation (RI) was completed by the City for the entire 42-acre former railyard property (including the Site) under the California Land Reuse and Revitalization Act (CLRRRA) Agreement executed between the City and the DTSC on January 16, 2018, to provide data needed to support the planned conversion from industrial to recreational and habitat land uses. The RI included collection and analysis of samples from over 60 locations at the Site. Three primary contaminants of concern (COCs) were documented for soil gas: tetrachloroethylene (PCE), trichloroethylene (TCE), and vinyl chloride (VC) concentrations exceeded the residential or commercial screening levels (RSLs or CSLs) in 80% of the Site area. Key COCs documented in soil include lead, total petroleum hydrocarbons (TPH) as diesel range organics (DRO), and benzo(a)pyrene. Approximately 40% of the Site has leachable lead concentrations in buried soil that exceed the threshold value for California hazardous waste. Asbestos debris (apparent roofing material) is present at the ground surface throughout an approximate 150-foot by 300-foot area. Previous studies have documented the presence of VOCs in groundwater throughout much of the Site; however, the impacts are attributed to a regional VOC groundwater plume and VOC sources located upgradient of the Site. The RI was completed in accordance with DTSC approved work plans and was submitted to DTSC for review in November 2018. Comments on the draft RI were received from DTSC on 2/21/2019, and responses transmitted to DTSC by the City on 3/13/2019. A final Report of Findings was submitted to DTSC on 6/21/2019.

Based on the Phase II RI findings, a feasibility study (FS), human health risk assessment (HHRA), and Response Plan are being completed for the Site with the draft documents submitted for DTSC and public review in Winter 2020/2021. The Response Plan will be subject to input from the community as well as review and approval by the DTSC. The Analysis of Brownfields Cleanup Alternatives (ABCA) presented in this grant application was prepared based on the Phase II RI findings, as well as a previous remedial action plan that was prepared in 2014 on behalf of the previous owner prior to sale of the property to the City. If USEPA Cleanup Funding is awarded, an updated Analysis of Brownfields Cleanup Alternatives (ABCA) will be prepared in accordance with USEPA requirements and consistent with the final Response Plan approved by DTSC.

#### **6. Brownfields Site Definition**

The Site is real property, for which reuse is significantly complicated by the presence of hazardous constituents associated with previous uses and activities. Per CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and "Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k)," the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

#### **7. Environmental Assessment Required for Cleanup Grant Applications**



A Phase II remedial investigation (RI) for the Site was completed by the City in 2018. A draft Phase II RI report was completed by WSP in November 2018 and submitted for review to the DTSC. The Phase II RI was completed in accordance with work plans completed in March 2018 and reviewed and approved by the DTSC. Comments on the draft RI were received from DTSC on 2/21/2019, and responses transmitted to DTSC by the City on 3/13/2019. A final Report of Findings was submitted to DTSC on 6/21/2019.

#### **8. Enforcement or Other Actions**

There are no ongoing or anticipated enforcement actions at the Site. Cleanup of the Site is being conducted under the voluntary CLRRRA Agreement executed between the City and the DTSC on January 16, 2018.

#### **9. Sites Requiring a Property-Specific Determination**

The City affirms that the Site does not need a property-specific determination.

#### **10. Threshold Criteria Related to CERCLA/Petroleum Liability**

As described in the response to Criterion No. 5, the Site is impacted by both hazardous substances (lead, PCE, TCE, VC, and benzo(a)pyrene) and petroleum (primarily TPH-DRO) which are co-mingled throughout the area, from its long term use as a facility for repairing and performing maintenance on diesel locomotives. However, based on the magnitude of the concentrations relative to cleanup criteria as well as occurrence of at least four separate hazardous substances at concentrations requiring remedial action, the predominant contamination at the Site is associated with hazardous substances. Therefore, per the guidelines, responses are provided only for items under "10.a" below which pertain to hazardous substance sites.

##### **a) Property Ownership Eligibility – Hazardous Substance Sites**

The City asserts that it has liability protection from CERCLA as a bona fide prospective purchaser, and therefore per the instructions, is providing responses below only for "10.a.iii – Landowner Liability Protections from CERCLA Liability."

##### **iii. Landowner Protections from CERCLA Liability**

##### **(1) Bona Fide Prospective Purchaser Liability Protection**

##### **a. *Information on the Property Acquisition:***

The Site was acquired by the City of Los Angeles from UPRC on March 1, 2017. The type of ownership is fee simple. The City has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owner or operator of the Site, or any potential responsible parties.

##### **b. *Pre-Purchase Inquiry:***

A Phase I ESA of the property that included the Site was completed by E2 ManageTech for the City on February 27, 2017, prior to acquisition of the Site by the City on March 1, 2017. The Phase I ESA was prepared per the All Appropriate Inquiry rule in accordance with ASTM Standard E1527-13 and completed by staff who meet the definition of an Environmental Professional as defined in 312.10 of 40 CFR Part 312 and ASTM E1527-13.

The firm conducting work documented in the Phase I ESA was a qualified, professional engineering firm that was selected to perform the work based on their relevant experience and credentials.

c. *Timing and/or Contribution toward Hazardous Substances Disposal:*

All disposal of hazardous substance at the Site occurred prior to acquisition by the City on March 1, 2017. The City did not cause or contribute to any releases of hazardous substances at the Site. Furthermore, the City has not at any time arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

d. *Post-Acquisition Uses:*

There are no current active uses of the Site by the City or other entities. The Site is currently fenced, locked, and secured from access by the public.

e. *Continuing Obligations:*

Since acquiring the Site on March 1, 2017, the City has exercised appropriate care with respect to contamination at the Site by controlling access and keeping it fenced, locked, and secured from the public. As a condition of the sale, the City was required at its expense to install a six-foot high chain link fence around the perimeter of the Site to prevent access or encroachment. Due to the removal actions and interim measures that were completed at the Site by the previous owner prior to acquisition by the City, there are no known or suspected conditions that are considered to represent continuing releases or a threat of future release. Furthermore, in response to a recommendation from DTSC, a dust suppressant (Soil Sement©) was applied in April 2019 to areas of the Site with bare soil. Soil Sement© is non-toxic and a California EPA Air Resources Board Pre-certified compound. The City plans to reapply the Soil Sement© to areas of bare ground on an annual basis until cleanup is completed. Inspections of the Site are performed by City staff on a periodic basis. As such, reasonable steps are being taken to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance, as applicable to the Site.

The City confirms its commitment to: (i) comply with all land use restrictions and institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and (iv) provide all legally required notices.

b) Property Ownership Eligibility – Petroleum Sites:

***Not applicable (commingled hazardous substance and petroleum contamination are present at the Site, but the predominant contamination is from hazardous substances).***

**11. Cleanup Authority and Oversight Structure**

a) Cleanup Oversight:

Cleanup of the Site is being conducted by the City under a voluntary CLRRRA Agreement executed between the City and the DTSC in January 2018. All investigation, remedial planning, and cleanup

activities are subject to plans submitted for review/approval by DTSC. Both BOE and LASAN have staff assigned to the project with technical expertise in environmental assessment and cleanup. The City relies on outside consultants procured in accordance with procurement provisions of 2 CFR §§ 200.317 through 200.326 to provide necessary oversight and technical expertise necessary for cleanup. Five consultants on-call consultant have been retained by the City through a recently completed RFQ process completed for EPA Brownfield Grant funded projects.

b) Access to Neighboring Properties (if required):

Not applicable. No cleanup (or associated confirmation sampling or monitoring activities activities) to be performed using USEPA funds will require access to neighboring properties.

**12. Community Notification**

a) **Draft Analysis of Brownfield Cleanup Alternatives**

Printed copies of the draft ABCA were provided and made available to the public at a public meeting held from 6:30-8:30 pm on November 18, 2019 at Rio de Los Angeles State Park, 1900 San Fernando Road, Los Angeles, CA. The public meeting at which the grant application materials were made available for review was the monthly meeting of ARC Alliance of River Communities, which includes representatives from communities who are actively involved in efforts to restore and transform the LA River. The meeting location lies within the Greater Cypress Park Neighborhood, adjacent to the Paseo del Rio Project, and within a convenient walking distance or short drive for residents within the Target Area. In addition, a copy of the draft ABCA was posted on the project website on November 13, 2019 as well as on the City's Brownfields Program website on November 13, 2019. A copy of the draft ABCA, as updated in response to public comments, is provided as **Attachment A1**.

b) **Community Notification Ad**

A community notification ad was placed on the Los Angeles Citywide Brownfields Program website on November 13, 2019 as well as on the project website on November 13, 2019. The notice was also sent out through an eblast on November 14, 2019 to interested parties on a mailing list maintained for the project. In addition, the City provided additional opportunities for input by the target community through posting the draft application and ABCA on the project website. A copy of the community notification documentation is provided as **Attachment A2**.

c) **Public Meeting**

A public meeting was held from 6:30-8:30 pm on November 18, 2019 at Rio de Los Angeles State Park, 1900 San Fernando Road, Los Angeles, CA. The meeting at which the draft application narrative and ABCA were presented was the monthly meeting of ARC Alliance of River Communities, which includes representatives from communities who are actively involved in efforts to restore and transform the LA River. The meeting location lies within the Greater Cypress Park Neighborhood, adjacent to the Paseo del Rio Project, and within a convenient walking distance or a short drive for residents in the Target Area. Documentation for this meeting is attached. A meeting summary (which includes public comments and the City's responses) is provided as (**Attachment A3**) and the meeting sign-in sheet as **Attachment A4**. No additional comments on the draft narrative or ABCA were received by the City.

**d) Submission of Community Notification Documents**

The following required community notification documents are provided as attachments:

Attachment	Description
A1	A copy of the draft ABCA, as updated in response to public comments received.
A2	Documentation of community notification to the public and solicitation for comments on the proposal, including a printout/screenshot of the notification posted on the Citywide Brownfield Program website beginning on November 13, 2019 ( <a href="https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-si-b-brn?_adf.ctrl-state=x35d6c2hi_5&amp;_afrcLoop=15342783525557649#!">https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-si-b-brn?_adf.ctrl-state=x35d6c2hi_5&amp;_afrcLoop=15342783525557649#!</a> ) and a screenshot of the notification that was posted on the project website beginning on November 13, 2019.
A3	A meeting summary, including public comments regarding the application and ABCA, and the responses provided by the City.
A4	Copies of the sign-in sheets for the meeting.

**13. Statutory Cost Share**

The City of Los Angeles plans to meet the 20 percent cost share of \$100,000 through BOE staff time spent performing outreach, project management, cleanup oversight and coordination in conjunction with implementation of Tasks 1 through 3. Estimates for BOE staff time required for each task were based on time expended on past park development projects funded in part through EPA Cleanup Grants. If needed, a portion of remedial contractor costs in Task 3 being paid for by the City using Municipal Improvement Corporation of Los Angeles (MICLA) bond funds reallocated in 2019 for use on the project.

The City is not requesting a hardship waiver.

**THRESHOLD CRITERIA – ATTACHMENT A1**  
**DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES**  
**(ABCA)**

(Note: An initial draft ABCA dated November 12, 2019 was made available for public review and public comments from November 13, 2019 through November 20, 2019. The ABCA was revised and updated in response to public comments, and this revised ABCA is being provided herein).

**ANALYSIS OF BROWNFIELD CLEANUP  
ALTERNATIVES – PASEO DEL RIO PROJECT**

**2070 N. San Fernando Road  
Los Angeles, California 90039**



Prepared for:  
City of Los Angeles Brownfields Program  
City of Los Angeles Department of Public  
Works, Bureau of Sanitation and  
Environment  
1149 S. Broadway, 5th Floor (Mail Stop 944)  
Los Angeles, California 90015

Prepared by:  
Stantec Consulting Services Inc.  
290 Conejo Ridge Avenue  
Thousand Oaks, California 91361

November 26, 2019

## Sign-off Sheet

This document entitled ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES – PASEO DEL RIO PROJECT was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of City of Los Angeles Brownfields Program, City of Los Angeles Department of Public Works, Bureau of Sanitation and Environment (the "Client"). Any reliance on this document by any third party is strictly prohibited without the written consent of Stantec, which may be granted at Stantec's sole discretion. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any third party use of this document is wholly the responsibility of such third party. Any reliance granted to a third party will require the use and acceptance of Stantec's form of reliance letter.

Prepared by \_\_\_\_\_  
(signature)

**David B. Holmes, PG**

Reviewed by \_\_\_\_\_  
(signature)

**Chris Gdak**

Reviewed by \_\_\_\_\_  
(signature)

**Steven C. Brady CEG, CHG, ENV-SP**



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**ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES – PASEO DEL RIO PROJECT  
2070 N. San Fernando Road, Los Angeles, California**

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## **Abbreviations and Acronyms**

ABCA	Analysis of Brownfield Cleanup Alternatives
AOPC	Areas of Potential Concern
ARBOR	Area with Restoration Benefits and Opportunities for Revitalization
bgs	Below Ground Surface
BOE	Bureau of Engineering (City of Los Angeles)
CDM	Camp Dresser & McKee
CDPR	California Department of Parks and Recreation
1,2-DCA	1,2-Dichloroethane
cis-1,2-DCE	cis-1,2-Dichloroethene
CLRRRA	California Land Reuse and Revitalization Act
COC	Contaminant of Concern
COPCs	Constituents of Potential Concern
CSL	Commercial Screening Level
DRO	Diesel range organic
DTSC	California Department of Toxic Substances Control
EC	Effectiveness Criterion
EPA	United States Environmental Protection Agency
ERT	Environmental Research and Technology
Ft/ft	Feet per foot
Ft <sup>2</sup>	Square feet
FY	Fiscal Year
Gpd/ft	Gallons per day per foot
GRO	Gasoline range organic
HHRA	Human Health Risk Assessment
LASAN	City of Los Angeles Bureau of Sanitation and Environment
MBE	Miller Brooks Environmental
mg/L	Milligrams per liter
MO	Motor oil
PAH	Polynuclear aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PCE	Tetrachloroethene
PMT	Project Management Team
PRGs	Preliminary remediation goals
RCRA	Resource Conservation and Recovery Act

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RI	Remedial Investigation
RSL	Residential Screening Level
Stantec	Stantec Consulting Services Inc.
STLC	Soluble threshold limit concentration
SVE	Soil vapor extraction
SVOC	Semi-volatile organic compounds
TCE	Trichloroethene
TCLP	Toxicity characteristic leaching procedure
TPH	Total Petroleum Hydrocarbons
UCL	Upper confidence limit
µg/m <sup>3</sup>	Micrograms per cubic meter
UPRC	Union Pacific Railroad Company
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
VC	vinyl chloride
VOC	Volatile organic compound
WET	Waste extraction test

## ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES – PASEO DEL RIO PROJECT

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## 1.0 INTRODUCTION AND BACKGROUND

This Analysis of Brownfield Cleanup Alternatives (ABCA) has been prepared by Stantec Consulting Services Inc. (Stantec) for Paseo del Rio project area (the "Site") located within the Taylor Yard development area in the City of Los Angeles (City). The ABCA was prepared in part to meet the requirements for submittal by the City of an application for a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant as part of USEPA's Fiscal Year (FY) 2020 Brownfields Grant Competition. The Site is partially bounded on the west by the Los Angeles River and was first developed and used as a railroad yard in the early 1930s.

The Site is identified in previous environmental reports as the "Diesel Shop Area" the major feature of which was an approximately 130,000 ft<sup>2</sup> building used for maintenance and repair of diesel-powered locomotives. Areas of the Site closest to the Los Angeles (LA) River were occupied by 5-6 sets of railroad tracks. The Diesel Shop was constructed in stages during 1949 through 1960s. Use of the railyard property as a whole first declined in the 1960s, and further declined in 1985 when use as a switching facility ended. Maintenance and fueling operations continued through 2006, when the railyard was permanently closed. By 2010, all buildings and railyard facilities in the Diesel Shop Area had been demolished or removed. The Site has been vacant since 2011. A six-foot tall chain link fence with locking gates was constructed around the perimeter of the Taylor Yard property including the Site by the City in May 2017 to secure it from the public until it could be further assessed, remediated, and deemed safe for public access by the California Department of Toxic Substances Control (DTSC). The Site currently has no active or passive uses.

The purpose of this ABCA is to outline environmental cleanup alternatives for the Site and to inform selection of an alternative that will best advance the City's goals for development of the Site and the Taylor Yard property as a whole. Eight alternatives are evaluated based on their anticipated: 1) effectiveness, 2) implementability, and 3) cost.

In 2018, a consultant team led by WSP completed a Phase II remedial investigation (RI) of the Site and the Taylor Yard property as a whole. The Phase II RI was completed in accordance with two RI Work Plans dated March 2, 2018 (WSP, 2018a; 2018b), which were subject to review and approval by the DTSC. Sample collection and laboratory analysis for Phase II RI has been completed and a draft Phase II RI Report submitted to DTSC in November 2018 (WSP, 2018d). Comments on the draft RI were received from DTSC on 2/21/2019, and responses transmitted to DTSC by the City on 3/13/2019. The development plans for the Paseo del Rio project are still be finalized based on input from the community and project stakeholders on updated plans that were presented to the public in April 2019. Once the development plans are finalized, WSC will complete a final response plan which will be subject to input from the community as well as review and approval by the DTSC. If USEPA Cleanup Funding is awarded, an updated ABCA will



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be prepared in accordance with USEPA requirements and consistent with the final Response Plan approved by DTSC.

## 1.1 SITE LOCATION

The Paseo del Rio project area is located in northeast Los Angeles, California, near the intersection of the Golden State Freeway (Interstate 5) and Glendale Freeway (State Route 2), and encompasses approximately 6.1 acres (Figure 2). The Los Angeles River (River) bounds a portion of the Site on the west.

Land use in the vicinity of the Paseo del Rio project area is highly urbanized. Current land use in the area is dominated by residential housing, light and heavy industrial use, manufacturing, and public lands. Approximately 730 acres of park lands and open spaces exist within a two-mile radius of the Paseo del Rio project area, including the Rio de Los Angeles State Park, which abuts the Paseo del Rio project area (California Department of Parks and Recreation [CDPR]; 2005).

The Paseo del Rio project area within which USEPA Brownfields Cleanup Grant funding will be utilized if awarded, is located at the south end of a 42-acre multi-parcel "Taylor Yard property" acquired by the City in 2017 and encompasses a 6.1-acre area referenced in previous environmental reports as the "Diesel Shop Area" the major feature of which was an approximately 130,000 ft<sup>2</sup> building used for maintenance and repair of diesel-powered locomotives. This area has been prioritized by the City and other stakeholders as the area for achieving a goal of providing early activation and providing safe access for the public to portions of the railyard property and the Los Angeles River as a longer term cleanup and restoration project progresses over the next decade for the railyard as a whole. The Paseo del Rio Project will focus on the development of programable event space and pedestrian paths for passive recreation. The project will include remediation, pedestrian pathways, interpretive signs, flexible event spaces, landscaping and parking. Soil remediation will be performed, as necessary, to accommodate the proposed uses. A parking area will be provided for the project on an existing lot located south of the Site. Access would be via driveway connections along the southern access point of the railyard property as a whole (i.e., west of North San Fernando Road). The approximate boundaries for the Site are shown on Figure 2.

## 1.2 REGIONAL HYDROGEOLOGY

The following summary of the regional hydrogeology is adapted from the draft Phase II RI Report (WSP, 2018d). The Site is located at the northern edge of the Los Angeles coastal plain and underlain by up to 160 feet of unconsolidated alluvial sediments. These sediments include fluvial deposits associated with the Los Angeles River and stream terrace and alluvial fan deposits associated with smaller tributary drainage originating in the hills bordering the Glendale Narrows,

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as well as colluvium (United States Geological Survey [USGS], 2004). The alluvium associated with the Los Angeles River is generally composed of sand and gravel dominated deposits, while the alluvium and colluvium derived from the surrounding hills are composed predominantly of silt and clay dominated deposits (USGS, 2004). Older (Pleistocene) poorly consolidated alluvium dominated by silt and clay are present in nearby outcrops to the northeast of the Site. The Miocene Puente Formation is the bedrock unit that underlies the alluvial sediments in the area. This formation consists predominantly of sandstones and mudstones (Lamar, 1970). The Elysian Park Anticline is the major structural feature near the Site. This anticline trends northwest-southeast and the anticlinal axis is located to the south of the Site. Folding and uplift associated with the Elysian Park Anticline occurred contemporaneously with deposition of sediments in the Glendale Narrows and the structure is currently active (Oskin and others, 2000). The Upper Elysian Park Thrust is a blind thrust fault that underlies the Elysian Park Anticline and runs on a subparallel axis. Oskin and others (2000) estimate a slip rate along the Upper Elysian Park Thrust of 0.8 to 2.2 millimeters/year, based on estimated contraction rates at the Elysian Park Anticline. The fault is capable of generating a nominal moment magnitude ( $M_w$ ) 6.2 to 6.7 earthquake every 500 to 1,300 years, based on the estimated slip rate (Oskin and others, 2000). The Elysian Park Hills lie to the west of the Site (Lamar, 1970). The presence of several small northwest trending faults is inferred to the east of the Site, proximal to the Mount Washington area (USGS, 2004).

### 1.3 HYDROGEOLOGY

The following summary of the hydrogeology is adapted from the draft Phase II RI Report (WSP, 2018d). The Site lies within the Los Angeles Forebay Sub-Basin of the Central Groundwater Water Basin (Forebay). More specifically, the Site is located within the Glendale Narrows portion of the Forebay; the Glendale Narrows is a region where the Los Angeles River dissects the surrounding low-lying hills. Fluvial deposits associated with the Los Angeles River, stream terrace and alluvial fan deposits, associated drainages originating in the hills bordering the Narrows, and colluvium are present within the Narrows from ground surface to depths of up to 160 feet. These soils comprise the aquifer within the Glendale Narrows.

Groundwater occurs under unconfined conditions within the Glendale Narrows. The water table occurs at an approximate depth of 30 feet at the Site and the aquifer reaches a maximum depth of approximately 160 feet, at the bedrock contact (Puente Formation). Bedrock also bounds the aquifer laterally at the steep valley walls of the Glendale Narrows. Groundwater flows unobstructed through the aquifer in the Glendale Narrows, linking the aquifers at the higher elevation San Fernando Basin with the aquifer in the lower coastal groundwater basin (Forebay). The unlined stretches of the Los Angeles River, such as the section of the River adjacent to the Site, have historically been groundwater discharge areas (USGS, 2004). Preliminary groundwater/surface water studies undertaken as part of studies for restoring the Los Angeles River conclude that in close proximity to the Los Angeles River, groundwater in the uppermost part of the aquifer discharges to the River, while deeper groundwater flows through

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the aquifer independent of the River following topography (Miller Brooks Environmental [MBE], 2002 and Laton, 2002).

## 1.4 SITE GEOLOGY

The following description of the geology of the Site is adapted from the draft Phase II RI report (WSP 2018d). Currently, the 80% or more of the Site is covered by asphalt and concrete associated with the former Diesel Shop or other paved former drive, parking, or outdoor storage areas for which pavement was left in place at the time of demolition and removal of above grade structures. The Site is underlain by the following soils, as presented in order of increasing depth: fill, coarse-grained alluvium, and fine-grained alluvium. The fill is primarily composed of fine-grained silty sand with some gravel and debris. The fill layer extends from ground surface to as much as 15 feet below ground surface (bgs). The fill is generally dark colored, ranging from dark gray to dark olive brown. The fill typically contains structural debris. The coarse-grained alluvial unit consists of poorly graded sand with little to no silt or clay. This soil unit begins as shallow as five feet bgs and extends to depths greater than 100 feet bgs (the maximum depth explored as part of environmental investigations conducted at the Site by WSP or others). The sand is typically fine to medium-grained and the color ranges from grayish brown to light yellowish brown.

Discontinuous silt layers, assigned to the fine-grained alluvium unit, are interbedded with the coarse-grained unit between depths of 15 and 30 feet bgs. The coarse-grained unit is interpreted as channel or point bar deposits associated with the Los Angeles River. The fine-grained alluvial unit comprises of silt and silty sand, and occurs in discontinuous layers within the coarse-grained alluvial deposits between depths of 15 and 30 feet bgs. The silt ranges in color from olive brown to dark-greenish gray and the silty sand lithologies are generally grayish brown. The silt is firm and has low plasticity. The occurrence of the fine-grained alluvial unit is limited to the northern portion of the multi-parcel Taylor Yard property, which includes the Site, and is believed to be associated with stream terrace deposits originating from drainages in the hills northeast of the Site and over-bank deposits associated with the Los Angeles River.

## 1.5 SITE HYDROGEOLOGY

The following description of the hydrogeology of the Site is adapted from the draft Phase II RI report (WSP 2018d). Based on groundwater monitoring conducted at former multi-parcel Taylor Yard property from 1994 to 2010, groundwater beneath the Site flows towards the southeast, parallel to the trend of the Glendale Narrows. The horizontal hydraulic gradient across the Site is approximately 0.003 feet per foot (ft/ft) (CDM, 2010). Based on the groundwater level measurements conducted at onsite multiport monitoring wells between 2003 and 2009, the vertical hydraulic gradient at the multi-parcel Taylor Yard property as a whole is generally

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upwardly directed at the time of groundwater elevation measurements, with occasional downward gradients during periods of heavy precipitation (CDM, 2009).

Over the past 20 years, the depth to groundwater at the Site has generally ranged between 30 to 40 feet bgs. The depth to groundwater is seasonally influenced, but is most heavily influenced by pumping operations at the Pollock Well Field, which is located approximately half a mile northwest of the Site. Groundwater levels tend to rise during the winter and spring, and decline throughout the rest of the year. Estimations of aquifer hydraulic parameters for the unconfined aquifer underlying Taylor Yard were documented in Environmental Research and Technology (ERT; 1987). Transmissivity was estimated to range from 50 to 350 gallons per day/foot (gpd/ft). Aquifer storativity was estimated to range from 0.12 to 0.16. Groundwater seepage velocity was estimated at 480 feet/year.

## 1.6 SITE HISTORY

The Paseo del Rio project area was historically a portion of an approximate 244-acre former railroad property developed by the Union Pacific Railroad Company (UPRC) and its predecessors beginning in the early 1900s. The Paseo del Rio project area is part of the multi-parcel Taylor Yard property purchased by the City from UPRC in 2017 that is bounded on the west by the Los Angeles River, and which was first developed for use as a rail yard in the early 1930s.

The Site is identified in previous environmental reports as the “Diesel Shop Area” the major feature of which was an approximately 130,000 ft<sup>2</sup> building used for maintenance and repair of diesel-powered locomotives. Areas of the Site closest to the Los Angeles River were occupied by 5-6 sets of railroad tracks. The Diesel Shop was constructed in stages during 1949 through 1960s. Use of the railyard property as a whole first declined in the 1960s, and further declined in 1985 when use as a switching facility ended. Maintenance and fueling operations continued through 2006, when the railyard was permanently closed. By 2010, all buildings and railyard facilities in the Diesel Shop Area had been demolished or removed. The Site has been vacant since 2011. After acquisition by the City, a six-foot tall chain link fence with locking gates was constructed around the perimeter of the multi-parcel Taylor Yard property as a whole by the Department of Recreation and Parks in May 2017 to secure it from public access until it was further assessed, remediated, and deemed safe for public access by the DTSC.

## 1.7 PREVIOUS ENVIRONMENTAL CLEANUP ACTIVITIES

Since 1985, a series of soil, soil gas and groundwater investigations have been conducted at the multi-parcel Taylor Yard property which includes the Site. Results of several progressive phases of remedial investigation have identified constituents of potential concern (COPCs) in the soil in the former railyard property as a whole to be lead, arsenic, total petroleum hydrocarbons (TPH),





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volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). VOCs are also present in groundwater beneath the Paseo del Rio project area and the Taylor Yard property as a whole; however, groundwater impacts are generally attributed to the regional VOC groundwater plume and VOC sources located upgradient of the Site. VOCs have also been detected in shallow soil gas in discrete areas of the Site.

In 2002, a study was completed of what was then the 62-acre active portion of the former 244-acre former railyard property, which included the Paseo del Rio project area. The study was completed by The River Project (with the assistance of primary consultants MBE and California State University Fullerton) on behalf of The California Coastal Conservancy and The Los Angeles and San Gabriel Rivers Watershed Council. The study (MBE, 2002) included an environmental records review and development of a groundwater model used to evaluate interactions between surface water and groundwater and how these might affect four alternatives for eventual use of the active portions of the railyard for flood storage, recreational opportunity, and habitat improvements. The study concluded there was communication between the River and the uppermost portion of groundwater, with the River gaining (groundwater moving into the River) in the model area. However, the study also noted that the data collection period was short in duration and occurred during an atypically dry year.

In 2004, Camp Dresser & McKee (CDM) implemented a Focused RI to delineate the lateral and vertical extent of COPCs in soil at the Taylor Yard property as a whole, including the Paseo del Rio project area. These data were used in preparation of a Human Health Risk Assessment (HHRA). The HHRA evaluated the COPCs and determined a subset to be constituents of concern (COCs) for the development project area. COCs for soil included TPH total (C12 to C35+), antimony, arsenic, lead, benzo(a)pyrene equivalents, and tetrachloroethene (PCE). COCs for soil gas included benzene, 1,2-dichloroethane (1,2-DCA), cis-1,2-dichloroethene (cis 1,2-DCE), ethylbenzene, naphthalene, PCE, trichloroethene (TCE), and vinyl chloride (VC). The HHRA determined that the COCs at the Taylor Yard property as a whole including the Paseo del Rio project area posed an unacceptable risk to human health under appropriate exposure scenarios and pathways, and concluded that a feasibility study (FS) was warranted to address these risks. Data gaps were also identified as a result of the HHRA evaluation, which helped to delineate Areas of Potential Concern (AOPCs) at the Taylor Yard property as a whole requiring further investigation. AOPCs were defined by CDM Smith in 2014 by comparing COC concentrations to site-specific preliminary remediation goals (PRGs) for industrial use and delineating areas of the Taylor Yard property where concentrations exceed these PRGs. In CDM Smith's FS and remedial action plan evaluations, AOPCs encompass areas at the Paseo del Rio project area and the Taylor Yard property as a whole where, if COCs could be removed or treated sufficiently, the resulting "site-wide" upper confidence limit (UCL) concentrations (UCL95) of the COCs would be reduced to below their industrial PRG.

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## 1.8 SITE ASSESSMENT FINDINGS

In 2018, a consultant team led by WSP completed a Phase II RI of the Paseo del Rio project area and the Taylor Yard property as a whole. The Phase II RI was completed in accordance with two RI Work Plans dated March 2, 2018 (WSP, 2018a; 2018b), which were subject to review and approval by the DTSC. As part of the Phase II RI, a 100-foot by 100-foot grid was established across the Taylor Yard property as a whole. A total of 452 soil gas readings were taken at various depths in 228 locations throughout the railyard property as a whole, as well as 645 soil samples collected from various depths at 78 locations. In addition, 14 small test pits were also excavated to more closely investigate areas of concern based on visual and geophysical observations.

Sample collection and laboratory analysis for Phase II RI were completed in 2018 and a draft Phase II RI Report submitted to DTSC in November 2018 (WSP, 2018d). Comments on the draft RI were received from DTSC on 2/21/2019, and responses transmitted to DTSC by the City on 3/13/2019. The draft report is available publicly on the Taylor Yard G2 project website and the DTSC's comments are available on their online database called EnviroStor. ([https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=19470006](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19470006)).

The Paseo del Rio project area includes portions of 39 grid cells. Soil gas samples were collected from nearly all cells. The three primary COCs for soil gas at the Site are PCE, TCE, and VC which exceeded the residential or commercial screening levels (RSLs or CSLs) in 80% of the Site area. The data for seven VOCs which exceeded either an RSL or CSL in at least one of the 85 soil gas samples are summarized below.

Constituent	RSL (µg/m³)	CSL (µg/m³)	Maximum Concentration Measured (µg/m³)	# of Samples with Concentrations Exceeding RSLs	# of Samples with Concentrations Exceeding CSLs
1,1,1-trichloroethane	180	770	270	1	0
1,1-dichloroethane	1,800	7,700	25,000	6	2
Benzene	97	420	420	5	1
cis-1,2-dichloroethylene	8,300	35,000	40,000	2	1
Naphthalene	83	360	5,100	7	2
Tetrachloroethylene	460	2,000	40,000	67	48
Trichloroethylene	480	3,000	4,600	31	2
Vinyl chloride	95	100	13,000	26	15

Note: The data in the table above are summarized from Table 1 in the RI report (WSP, 2018d)

Exceedances of the RSLs and/or CSLs occur in areas of the Site being considered for the future development a river museum or cultural center as identified on preliminary concept plans for redevelopment of the Site.

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Key constituents identified in soil at the Site as part of the Phase II RI are lead, TPH as diesel range organics (DRO), and benzo(a)pyrene, which exceed the RSL's and CSL's for soil in multiple soil samples. The data for constituents detected in one or more Site soil samples at concentrations which exceed either an RSL or CSL are summarized below. Data are also summarized for TPH as gasoline range organics (GRO), VOCs, pesticides, and polychlorinated biphenyls (PCBs) for which none of the individual constituents analyzed were detected at concentrations exceeding an RSL or CSL. Data for the three primary soil contaminants (lead, TPH-DRO, and benzo(a)pyrene) are shown in **bold font**.

Constituent Group	Constituent(s)	# of Soil Samples Analyzed	Units of Measure	RSL	CSL	Maximum Concentration Measured	# of Samples Exceeding RSLs	# of Samples Exceeding CSLs
Metals	Antimony	55	mg/kg	31	470	1,030	4	1
	Arsenic			12*	12*	20.7	1*	0
	Cobalt			23	350	25.2	1	0
	<b>Lead</b>			<b>80</b>	<b>320</b>	<b>5,950</b>	<b>18</b>	<b>8</b>
	Mercury			1	4.4	1.3	1	0
	Thallium			0.78	12	3.98	8	0
TPH	TPH-GRO	115	mg/kg	82	420	---	0	0
	<b>TPH-DRO</b>			<b>96</b>	<b>440</b>	<b>20,000</b>	<b>44</b>	<b>38</b>
	TPH-MO			2,500	33,000	5,500	7	0
SVOCs	<b>Benzo(a)pyrene</b>	28	µg/kg	<b>110</b>	<b>290</b>	<b>1,200</b>	<b>7</b>	<b>4</b>
	Dibenz(a,h)anthracene			110	290	710	1	1
	Naphthalene			3,800	17,000	8,700	2	0
VOCs	USEPA 8260B VOCs	3	---	---	---	---	0	0
Pesticides	USEPA 8081A Pesticides	2	---	---	---	---	0	0
PCBs	USEPA 8082 PCBs	3	---	---	---	---	0	0

Notes: The data in the table above are summarized from Tables 2, 4, 5, and 6 in the RI report (WSP, 2018d). The value of 12 mg/kg used in the RI report for arsenic is based on a background concentration derived for urban soils (Duverge, 2011). DRO = diesel range organic; GRO = gasoline range organic; mg/kg = milligrams per kilogram; MO = motor oil; PCB = polychlorinated biphenyl; SVOC = semi-volatile organic compound; TPH = total petroleum hydrocarbon; µg/kg = micrograms per kilogram.

Select soil samples with elevated total lead concentrations were also analyzed for leachable lead using the toxicity characteristic leaching procedure (TCLP) and the waste extraction test (WET) used to determine the soluble threshold limit concentration (STLC). Of 11 soil samples analyzed from the Site for TCLP lead, the concentration for only 1 sample exceeded threshold value of 5 milligrams per liter (mg/L) above which the soil, if excavated, would be federally classified as a Resource Conservation and Recovery Act (RCRA) Hazardous Waste. However, the STLC lead concentrations in 12 of 14 samples analyzed exceeded the threshold value of 5 mg/L above which the soil, if excavated, would be classified as a California non-RCRA hazardous waste.



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It should be noted that the summary of results provided above does not distinguish between samples collected at depth or at or near the ground surface, which will be a key factor in detailed evaluation of appropriate remedial action alternatives and requirements within specific areas of the Site.

Based on the Phase II RI findings, as well as input from the community, WSP will complete a final Response Plan by the end of 2020 in accordance with the California Land Use and Revitalization (CLRRRA) Voluntary Clean-up Agreement executed between the City and the DTSC on January 16, 2018. The final Response Plan will be subject to input from the community as well as review and approval by the DTSC. If USEPA Cleanup Funding is awarded, an updated ABCA will be prepared in accordance with USEPA requirements and consistent with the final Response Plan approved by DTSC.

## 1.9 PROJECT GOALS AND SITE REUSE PLAN

The restoration of the Taylor Yard property as a whole has been identified as a cornerstone project in fulfilling the goals for restoration of the Los Angeles River ecosystem, and a joint effort by the City and the United States Army Corps of Engineers (USACE) to restore the natural and hydrological processes of the Los Angeles River in an 11-mile section from Griffith Park to downtown Los Angeles, and includes the section of the River immediately adjacent to the Site. It is considered the most ecologically progressive plan on the Los Angeles River to-date and the only plan that calls for concrete removal.

Redevelopment of the Taylor Yard property as a whole, including the Paseo del Rio project area, is the highest priority component of the Los Angeles River Revitalization Master Plan which is the City of Los Angeles' plan to establish the Los Angeles River as the 'front door' to the City by establishing guidelines and projects that: (1) revitalize the River, (2) facilitate green river-adjacent neighborhoods, (3) capture community opportunities, and (4) create value for river-adjacent communities.

Redevelopment of the Taylor Yard property as a whole, including the Site, is set apart from other open space projects in scale and complexity. Many layers have been analyzed, from urban constraints and habitat, to natural systems like hydrology, to providing a base for inserting circulation and programs. After the City and a consulting design team led by WSP went through a process to determine project goals, and establishing the guidelines and direction of the project, a set of site design constraints and opportunities were developed based on the railyard property and the Site's constraints and opportunities. The constraints are fundamental to the design as they often guide circulation and the location of programs. Constraints include soil health and remediation, utilities and associated right of ways, the potential for high speed rail, the new Taylor Yard Pedestrian Bridge laydown area, access to the Taylor Tard property as a

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whole, potential development, stormwater feature location, river hydrology and Area with Restoration Benefits and Opportunities for Revitalization (ARBOR) setbacks, and project phasing.

Three initial design concepts for the former railyard property as a whole were developed in 2018 and submitted for public review based on initial input from stakeholders. In response to further public input, three revised design concepts ("Island," "Soft Edge," and "The Yards") were presented in April 2019. All of the concepts include development at the Site with a combination of "water" features (kayak landing, daylight stream water feature, river steps, and an expanded Los Angeles River channel), "ecological" features ("bioplateau" and arboretum), and "experience" features (a museum/cultural center, amphitheater, viewing platform/deck). The final use of the Site will be for a combination of public green space, recreation, restored natural habitat, river access, stormwater management features, and floodway improvements. The final reuse plans for the Site will be incorporated into final selection of the remedial approach, used in preparation of the final Response Plan, and incorporated into the final ABCA if the USEPA Brownfields Cleanup Grant is awarded to the City.

## **ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES – PASEO DEL RIO PROJECT**

APPLICABLE REGULATIONS AND CLEANUP STANDARDS  
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### **2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS**

#### **2.1 CLEANUP OVERSIGHT RESPONSIBILITY**

On January 16, 2018, a California Land Reuse and Revitalization Act (CLRRA) voluntary clean-up agreement was executed to guide the City remediation of the Taylor Yard property as a whole (including the Paseo del Rio project area) under the DTSC supervision. The Phase II RI was completed in accordance with work plans approved by DTSC (WSP, 2018a; 2018b). Cleanup will be conducted by environmental consulting firms to be retained by the City, and overseen by the DTSC. Development of the Taylor Yard property as a whole, including the Site, is being managed by a project management team (PMT) led by the City of Los Angeles Bureau of Engineering (BOE) and including representatives from the City Council (District No. 1) and the Mayor's Office. Administration of the USEPA Cleanup Grant if awarded will be performed by the City of Los Angeles Bureau of Sanitation and Environment (LASAN) which manages the Citywide Brownfields Program, including the City's active USEPA Brownfields Grants.

#### **2.2 CLEANUP STANDARDS FOR MAJOR CONTAMINANTS**

The evaluation of applicable cleanup standards will be completed WSP as part of preparation of the Response Plan during 2020. All final cleanup standards for the Site will be subject to review and approval by DTSC. Cleanup standards will be developed in accordance with the planned future permanent use of the Site for greenspace, public recreation and restored natural habitat.

#### **2.3 LAWS AND REGULATIONS APPLICABLE TO THE CLEANUP**

Cleanup at the Site is subject to an array of federal, state and local regulations. The most important requirements relate to CLRRA voluntary clean-up agreement executed between the City and the DTSC to guide the City remediation of the Taylor Yard property as a whole under the DTSC supervision. Additional details regarding regulations and permits applicable to cleanup will be provided in the updated ABCA to be submitted with the USEPA Brownfields Cleanup Grant application.

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## 3.0 EVALUATION OF CLEANUP ALTERNATIVES

### 3.1 CLEANUP ALTERNATIVES CONSIDERED

Eight remedial action alternatives were considered for use at the Site, as briefly summarized below.

#### 3.1.1 Alternative 1 - No Action

No action (e.g., not remediating soil or soil gas at the Site) is the baseline against which all other alternatives will be measured.

#### 3.1.2 Alternative 2 – Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas

This alternative would consist of excavation, removal, and off-site disposal of contaminated soil from hotspot areas. Considerations in implementing this alternative will include:

- The location, extent, and depth of the "hotspot" excavation areas.
- The final grading plans for the Site, and whether any or all of the excavated areas would need to be backfilled with clean imported fill materials.
- Whether soil from the hotspot areas, following excavation, would need to be managed as a federal RCRA or California non-RCRA hazardous waste.
- The feasibility and potential benefits from fully removing contaminated soil from individual hotspot areas.
- Plans for future construction, in particular buildings, where special measures may be required in backfilling of excavation, to minimize settlement and potential geotechnical issues.
- The locations for underground utility lines that would limit use of this alternative in some areas.

A key consideration in use of this alternative is the overall grading plans for the Site, in particular, the plans for restoring portions of the Site adjoining the Los Angeles River, which could result in the need to remove thousands of cubic yards of materials. In this circumstance, it may be cost effective to complete a more comprehensive removal of hot spot areas. Another key issue at the Site is the presence of areas where TCLP or STLC lead concentrations in soil are greater than



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the 5 mg/L threshold value, above which the soil, if excavated would need to be managed as a federal RCRA and/or California non-RCRA hazardous waste.

The Site is ideal in many respects for use of this alternative in that it is a large site with no buildings which is relatively physically isolated from residential areas, and therefore could accommodate large staging and temporary stockpile areas, with minimal disruption to area residents or the need for sheet piling or other costly measures to prevent excavations from undermining neighboring the structures. Another favorable factor is that excavated soil could potentially be removed from the Site via rail, resulting in both cost savings (for transport to landfill) and avoidance of the negatives associated with moving large volumes of soil via dump trucks.

#### 3.1.3 Alternative 3 – Treatment, Excavation, Removal and Off-Site Disposal of Contaminated Soil from Hotspot Areas

Alternative 3 is a variation of Alternative 2, with the difference that soil from select hotspot areas would be subject to some form of treatment either before or after excavation, but prior to transporting off-site for disposal. Treatment of soil prior to off-site disposal is primarily of use in situations where the soil, if untreated, will require disposal as a federal RCRA or California non-RCRA hazardous waste. Treatment through various methods can result in the soil no longer being characteristically hazardous, and acceptable for disposal as a non-hazardous solid waste.

It is anticipated that this alternative is potentially most applicable to areas of the Site containing soil with concentrations of TCLP or STLC lead greater than the 5 mg/L.

Specific rules apply to on-site treatment of soil that is hazardous, with options typically consisting of treatment in-situ (through injection of additives or below-grade mixing of additives), treatment in containers, or treatment on specially constructed treatment cells. Existing concrete slabs at the Site may present opportunities for cost effective construction of treatment pads, but this would depend on the condition of the concrete and the extent to which it is free of obstructions or cracks.

#### 3.1.4 Alternative 4 – Capping of Contaminated Soil

Alternative 4 would consist of construction of a cap over areas of impacted soil to prevent either direct contact to contaminated soil by potential users of the Paseo del Rio project, and/or to prevent infiltration of surface water runoff through areas of contaminated soil where leaching to groundwater is a concern. The cap would be constructed either of: (a) imported fill materials brought from an off-site location and documented to be free of contamination (or impacted at levels that are acceptable for direct human contact and all future planned site uses), (b) materials documented from non-impacted areas at the Site, or (c) new concrete or asphalt pavement.





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Considerations in implementing this alternative will include:

- The extent of areas in which leaching of contaminants by infiltration of surface water runoff would be a concern (which would require the cap to be designed in a manner to minimize infiltration) versus areas where only preventing future direct human contact is a concern.
- The potential availability (or lack thereof) of clean materials on-site that can be used to construct the cap.
- The potential availability of large volumes of low or no-cost clean fill materials from highway construction or other projects occurring in the Site vicinity requiring substantial cuts or excavation of materials from locations with minimal or no contamination issues.
- The planned locations for parking lot, paved paths, new building slabs, or other concrete or asphalt pavement in areas where it could serve as a long-term engineered barrier.
- The final grading plan, and the volume of soil that needs to be removed or brought to the Site to achieve the desired grade, and the extent to which construction of a cap may add to the challenges of meeting the grade (if plans require the removal of significant quantities of soil).
- Whether the areas requiring a cap are located within a floodplain.
- Whether the materials used to construct the cap are compatible with future site plans in terms of natural areas and landscaping.

Given the nearly 100-year industrial history of the Site, in combination with the presence of contamination at some locations to depths of 60 feet or more, use of a site-wide cap provides the advantage of ensuring that future users of the Park will be protected from both documented areas of contamination, and any small hotspot areas that are missed during the RI process. However, the timing for construction of the cap would need to consider the overall phasing for development of Paseo del Rio project area to minimize the need to disturb or excavate through the cap as part of future development phases. It is possible that an interim cap may be desirable in some areas of the Site, if necessary to help achieve a key objective of the Paseo del Rio project achieving early public access to this area or the former railroad property.

#### 3.1.5 Alternative 5 – Use of Soil Vapor Mitigation Systems

This alternative would apply to planned locations for buildings or enclosed spaces that will be subject to use by Park visitors, staff, or others and where there is a potential risk for contaminated vapors to enter the building and preferentially accumulate in the indoor air. The final plans for



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the Site have not yet been developed. However, all of the concept plans presented to the public in April 2019 included construction of a river museum/cultural center and other public facilities at the Site, in close proximity to an area where PCE, TCE, and/or vinyl chloride in soil gas samples at concentrations exceed applicable soil gas RSLs or CSLs. Soil vapor mitigation measures for buildings typically include use of a vapor barriers in constructing the slab and for outer walls extending below grade, and possibly installation of a passive or active subslab venting system. A key consideration is whether the building includes a basement or is of slab-on-grade construction.

Frequently, vapor mitigation systems for small buildings can be cost effectively constructed if incorporated into the building design and construction plans. Therefore, it can make sense to incorporate vapor mitigation measures into the future buildings at the Site to be prepared for the broadest range of contingencies related to contaminated soil vapor at the Site, as well as to address potential perceptions of health risks by the public (whether justified or not by Site environmental data).

#### 3.1.6 Alternative 6 – Soil Vapor Extraction

This alternative would consist of installation and operation of a soil vapor extraction (SVE) system for the purpose of reducing VOC concentrations in select subsurface hotspot areas, where these present a threat of continuing releases to groundwater or other migration pathways. SVE is most effective on contaminants with higher Henry's Law constants, in particular certain chlorinated solvents and petroleum hydrocarbons. However, although multiple areas at the Site have documented significant concentrations of PCE, TCE, and VC in soil vapor samples, almost no significant concentrations of VOCs were documented in soil samples collected at the Site as part of the Phase II RI.

#### 3.1.7 Alternative 7 – Phytoremediation

Phytoremediation is a process that uses plants to remove, transfer, stabilize, and/or destroy contaminants in soil and sediment. Phytoremediation has been used for remediation of many of the COCs that are present in soil at the Site (including metals, VOCs, and polynuclear aromatic hydrocarbons [PAHs]). In general, phytoremediation is most effective for sites with widespread but shallow contamination at low to moderate concentrations and limited to a specific contaminant or group of contaminants. It typically takes significantly longer than other types of remediation to achieve cleanup targets, which could be a problem at the Site in achieving cleanup within the 3-year project period for the USEPA Grant, and achieving the overarching goal of achieving early activation. Challenges at the Site include the presence of contaminants to significant depths, at very high concentrations, and in combination with multiple other types of contaminants. Other potential limitations or concerns for phytoremediation could include: (1) the toxicity and bioavailability of biodegradation products

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is not always known, (2) the success of remediation depends on establishing a specific selected plant community, which may take several seasons of irrigation (which could result in increased mobilization of contaminants in soil and groundwater during this start-up phase), (3) some phytoremediation transfer contaminants across media (e.g., from soil to air) with potential human health implications, and (4) other potential limitations and concerns. However, in circumstances that are favorable, phytoremediation can be a low cost and effective method.

#### 3.1.8 Alternative 8 – Use of a Combination of Two or More Remedial Methods

This alternative consists of use of a combination of two or more the remedial methods described for Alternatives 2 through 7. Various methods would be targeted to address the specific reuse plans or types of contaminants present in different portions of the Site.

### 3.2 EFFECTIVENESS, IMPLEMENTABILITY, AND COSTS FOR CLEANUP ALTERNATIVES

To assist in the selection of a remedial action alternative for the Site, this section presents an evaluation of the effectiveness, implementability, and preliminary estimated cost for each cleanup alternative.

#### 3.2.1 Effectiveness

The effectiveness of the various remedial alternatives was evaluated in terms of their ability to:

1. achieve to meet cleanup objectives by the end of 2022 (the target date for opening the Site for public use) (Effectiveness Criterion [EC] #1),
2. protect future users of Paseo del Rio project area from risks associated with exposure to contaminated soil or contaminated soil vapors (EC #2),
3. prevent off-site movement of contamination in either groundwater, stormwater runoff or soil vapor (EC#3),
4. facilitate desired reuse of the site for greenspace, recreational, and restored natural habitat uses (EC #4), and
5. accommodate future on-site management of all stormwater runoff (EC #5).

##### 3.2.1.1 Alternative 1 – No Action

The “no action” alternative would be ineffective at achieving any of the five effectiveness criteria listed in Section 3.2.1.

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### **3.2.1.2 Alternative 2 – Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

Excavation, removal, and off-site disposal of contaminated soil from hotspot areas would be effective in achieving all five of the effectiveness criteria listed in Section 3.2.1.

### **3.2.1.3 Alternative 3 – Treatment, Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

Treatment, excavation, removal, and off-site disposal of soil would be effective in achieving all five of the effectiveness criteria listed in Section 3.2.1. However, this alternative would presumably be utilized in combination with one or more other alternatives, and focused specifically on hotspot areas where there would be benefits from treating soil prior to excavation.

### **3.2.1.4 Alternative 4 – Capping of Contaminated Soil**

Capping of contaminated soil would be effective in protecting future users of Paseo del Rio project area from direct contact with contaminated soil (EC #2). It could also be effective in being completed by the end of 2022 (EC #1), and in preventing contaminating soil from being transporting off-site via stormwater runoff (EC #3 - partial). However, capping alone may not be effective in enabling the Site to be developed for the restored natural habitat uses (EC #4), and may not be effective for enabling stormwater to be managed on site (EC #5).

### **3.2.1.5 Alternative 5 – Use of Soil Vapor Mitigation Systems**

Use of soil vapor mitigation systems would be effective primarily in partially meeting EC #2 (by protecting future park users or staff from exposure to contaminated soil vapors). Use of soil vapor mitigation systems alone would not be effective in achieving other effectiveness criteria.

### **3.2.1.6 Alternative 6 – Soil Vapor Extraction**

Use of soil vapor extraction could be of use in protecting future park users from contaminated soil vapors (EC #2), and potentially in helping to prevent potential off-site movement of contaminants (EC #3). It would be of limited effectiveness in addressing other effectiveness criteria.

### **3.2.1.7 Alternative 7 – Phytoremediation**

Use of phytoremediation as a primary remedial approach would likely be ineffective in meeting remedial goals for soil within the desired time frames (EC #1). It would potentially be ineffective even in the long-term in reducing contaminant concentrations within shallow soil to levels where

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the soil no longer represents a direct contact threat, and it would add new potential exposure threats in terms of plants with high levels of contaminants (EC #2). It could be effective in certain areas of the Site as a means to prevent off-site movement of contaminants (EC #3).

#### **3.2.1.8 Alternative 8 – Use of a Combination of Two or More Remedial Methods**

Use of a combination of two or more remedial methods would be an effective strategy for achieving all five effectiveness criteria. It is anticipated that the most effective approach would be a combination of Alternative 2 (Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas) and Alternative 4 (Capping of Impacted Soil). Excavation would be strategically focused on areas where the most highly impacted soil is present, or where removal would facilitate habitat restoration plans. Alternative 3 (Treatment, Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas) would be focused on areas where excavation of soil is desirable for achieving project goals, but treatment will reduce contaminant concentrations as necessary for the soil to be non-hazardous. Alternative 5 (Use of Soil Vapor Mitigation Systems) would be implemented if buildings are constructed at the Site as part of final development plans. Alternative 7 (Use of Phytoremediation) may be applicable to specific contaminants, or specific areas of the Site where it could cost effectively achieve specific remedial goals, without incurring the various limitations or concerns noted in Section 3.1.7.

#### **3.2.2 Implementability**

The implementability of the eight remedial alternatives is evaluated below.

##### **3.2.2.1 Alternative 1 – No Action**

No action is the most implementable alternative since it involves no activities.

##### **3.2.2.2 Alternative 2 – Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

Alternative 2 is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. In addition, soil in portions of the Site will be hazardous for lead, if excavated, resulting in the need to carefully define areas where soil is hazardous, and to segregate this soil from non-hazardous soil generated from other areas.

The Site is ideal in many respects for use of this alternative in that it is a large site with no buildings which is relatively physically isolated from residential areas, and therefore could accommodate large staging and temporary stockpile areas, with minimal disruption to area residents or the need for sheet piling or other costly measures to prevent excavations from undermining

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neighboring the structures. Another favorable factor is that excavated soil could potentially be removed from the Site via rail, resulting in both cost savings (for transport to landfill) and avoidance of the negatives associated with moving large volumes of soil via dump trucks.

#### **3.2.2.3 Alternative 3 – Treatment, Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

Alternative 3 is similar to Alternative 2 in its implementability, but with the added complexity of treating select hotspot areas to reduce the soil's toxicity of lead or other contaminants. However, rendering the soil non-hazardous will simplify the coordination needed for transport and off-site disposal, as well as eliminate some reporting requirements.

#### **3.2.2.4 Alternative 4 – Capping of Contaminated Soil**

Capping is relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting.

#### **3.2.2.5 Alternative 5 – Use of Soil Vapor Mitigation Systems**

Use of soil vapor mitigation systems for future buildings at the Site would require coordination with the architects, bidders, and construction managers. These systems are relatively simple to install and maintain.

#### **3.2.2.6 Alternative 6 – Soil Vapor Extraction**

Use of SVE would be relatively complex to implement, as it could require installation of SVE wells at multiple locations, connected to a central treatment system. Operation of the SVE could complicate other components of park development, and be complicated by the large size of the Site, lack of security personnel, and need for power supply.

#### **3.2.2.7 Alternative 7 – Phytoremediation**

Use of phytoremediation would likely be highly complex to implement, except for limited use for one or more contaminants in specific areas of the Site where conditions are determined to be most favorable. Due to the array of contaminants present and their complex and highly variable distribution, it would be challenging to design and implement an effective phytoremediation strategy across a large area. It is unknown how effective phytoremediation would be in the soil, climate, and other conditions present at the Site. Depending on the specific type of phytoremediation (and plant assemblage used), it could result in the need for a complex multi-year maintenance effort, first to get the plant communities established, and seasonally to harvest and dispose of plants (if used to remove contaminants through bioaccumulation).

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#### **3.2.2.8 Alternative 8 – Use of a Combination of Two or More Remedial Methods**

Use of a combination of two or more remedial methods is considered to be the most implementable method other than Alternative 1 (no action). A combined approach provides an essential implementation advantage in that it can most easily be adapted to meet the needs of each area at the Site, as well as integrated with a phased approach that will be used for both cleanup and park development. Removal of soil (either through Alternative 2 or 3) requires some upfront coordination but is one of the most widely used and least technologically complex remedial methods. Treatment prior to disposal (Alternative 3) to address soil that is hazardous for lead is also a relatively simple remedial option requiring mixing of dry chemicals with soil. Capping (Alternative 4) is also a commonly used and readily implementable remedial method.

#### **3.2.3 Cost**

Detailed cost estimates for the remedial alternatives will be developed as part of preparation of the Response Plan. However, this section provides a general discussion of costs associated with select remedial alternatives, as well as an initial cost estimate for Alternative 8 based in part on the previous remedial action plan with cost estimate completed in 2014, and current anticipated reuse plans.

##### **3.2.3.1 Alternative 1 – No Action**

There is no direct cost associated with this alternative. However, it carries an enormous opportunity cost given the importance of the Site to the plans for restoration of the Los Angeles River. None of the plans for the River or for providing an exceptional new public greenspace, recreational amenity, and restored habitat area could be achieved if no action is taken to clean up the Site.

##### **3.2.3.2 Alternative 2 – Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

The costs for excavation, removal, and off-site disposal of soil from hotspot areas can be relatively high (\$100/ton or more). However, for contaminants that are not easily subject to in-situ or on-site treatment, this alternative can be cost effective (assuming soil can be disposed of as a non-hazardous waste). Preparation of a detailed cost estimate for Alternative 2 will be developed during preparation of the Response Plan.

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### **3.2.3.3 Alternative 3 – Treatment, Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas**

Preparation of a detailed cost estimate for Alternative 3 will be developed during preparation of the Response Plan.

### **3.2.3.4 Alternative 4 – Capping of Contaminated Soil**

Preparation of a detailed cost estimate for Alternative 4 will be developed during preparation of the Response Plan.

### **3.2.3.5 Alternative 5 – Use of Soil Vapor Mitigation Systems**

Preparation of a detailed cost estimate for Alternative 5 will be developed during preparation of the Response Plan.

### **3.2.3.6 Alternative 6 – Soil Vapor Extraction**

Preparation of a detailed cost estimate for Alternative 6 will be developed during preparation of the Response Plan.

### **3.2.3.7 Alternative 7 – Phytoremediation**

Preparation of a detailed cost estimate for Alternative 7 will be developed during preparation of the Response Plan.

### **3.2.3.8 Alternative 8 – Use of a Combination of Two or More Remedial Methods**

Preparation of a detailed cost estimate for Alternative 8 will be developed during preparation of the Response Plan. However, an initial cost estimate is provided below based in part on the previous remedial action plan with cost estimate completed in 2014, and current anticipated reuse plans.



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Notes	Activity Description (see notes 1, 2, 3)	Estimated Quantity	Units	Unit Cost	Activity Cost
	Contractor mobilization	1	LS	\$40,000	\$40,000
4	Concrete slab and foundations (removal, on-site crushing, and stockpiling)	125,000	SF	\$0.75	\$93,750
5	Hotspot soil excavation	7,000	Tons	\$15	\$105,000
6	On-site treatment of contaminated soil	3,500	Tons	\$50	\$175,000
7	Hauling and off-site disposal of contaminated soil	7,000	Tons	\$50	\$350,000
	Import, place, and compact clean fill	7,000	Tons	\$30	\$210,000
8	Fine grading	217,800	SF	\$0.75	\$163,350
8	Interim seeding and mulching	217,800	SF	\$0.25	\$54,450
	<b>TOTAL COSTS</b>	---	---	---	<b>\$1,191,550</b>

LS = lump sum; SF = square foot or feet

#### Assumptions:

1. The remedial cost estimate does not include costs for remedial planning, permitting, oversight by City of Los Angeles staff, or environmental consulting costs which will be paid for through other sources of funding.
2. Environmental contractor unit costs were estimated by Stantec based on costs incurred on other recent large scale remediation projects performed in LA County by Stantec.
3. The remedial cost estimate does not include possible future remedial costs for vapor mitigation measures that may be required for future buildings being considered at the Site. Costs are limited to those necessary to achieve for early access goals.
4. Removal of 100,000 SF primary slab for former Diesel Shop, and 25,000 SF of miscellaneous slabs.
5. Excavation of hotspot areas identified in 2014 approved remedial action plan to depths of 2.5 feet (30,500 SF combined area) or 5 feet (10,000 SF combined area). Assume average soil density of 1.5 tons per cubic yard.
6. Assume treatment is required for 50% of soil excavated from hotspot areas, to reduce leachable lead concentrations to below the CA hazardous waste threshold value.
7. Assume all soil removed from site can be disposed of as a non-hazardous solid waste.
8. Assume grading, seeding, and mulching will be completed for a 5 acre area (= 217,800 SF). Remaining area to be converted to parking lot using existing concrete and/or geotechnical fill.



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### 3.3 RECOMMENDED REMEDIAL ACTION ALTERNATIVE

The initial recommended cleanup alternative is Alternative 8 (Use of a Combination of Two or More Remedial Methods). Alternative 1 (No Action) cannot be recommended as it would support none of the City's goals for the Site. Although it would have the lowest direct cost, it would have the highest indirect or opportunity costs as it would result in none of the exceptional opportunities associated with the Site coming to fruition.

The recommended alternative would include a combination of Alternatives 2, 3, 4, and 5. Alternative 2 (Excavation, Removal, and Off-Site Disposal of Contaminated Soil in Hotspot Areas) would be performed strategically remove soil from areas having the greatest contamination levels either at or near the ground surface, or in areas where removal is necessary to achieve desired final site grades. Alternative 3 (Treatment, Excavation, Removal, and Off-Site Disposal of Contaminated Soil from Hotspot Areas) would be performed in select areas where soil would be hazardous for lead if excavated. Treatment would result in significant cost savings for off-site disposal by enabling soil to be disposed as a non-hazardous solid waste as a municipal disposal facility rather than as a hazardous waste at a hazardous waste treatment and disposal facility. Alternative 4 (Capping of Contaminated Soil) would potentially be performed throughout the Site, except in areas of the Site where soil is documented to meet requirements applicable to planned use as a public greenspace and recreational area. Alternative 5 (Use of Soil Vapor Mitigation Measures) would potentially be used as part of construction of anticipated river museum/cultural center and any other buildings that are located in areas where high levels of one or more contaminants are present in soil vapor at concentrations at which they would be of potential concern for vapor intrusion.

The actual combination of remedial alternatives used at the Site are subject to completion of the final reuse plan, further input from the public and project stakeholders regarding both the cleanup and reuse options, the timing and amount of other funding secured, DTSC approval or the final Response Plan, and other factors. It is anticipated that USEPA Cleanup Grant funding will be utilized primarily for hotspot removal and capping of select areas, as this will occur in the initial stages of Site cleanup.

## ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES – PASEO DEL RIO PROJECT

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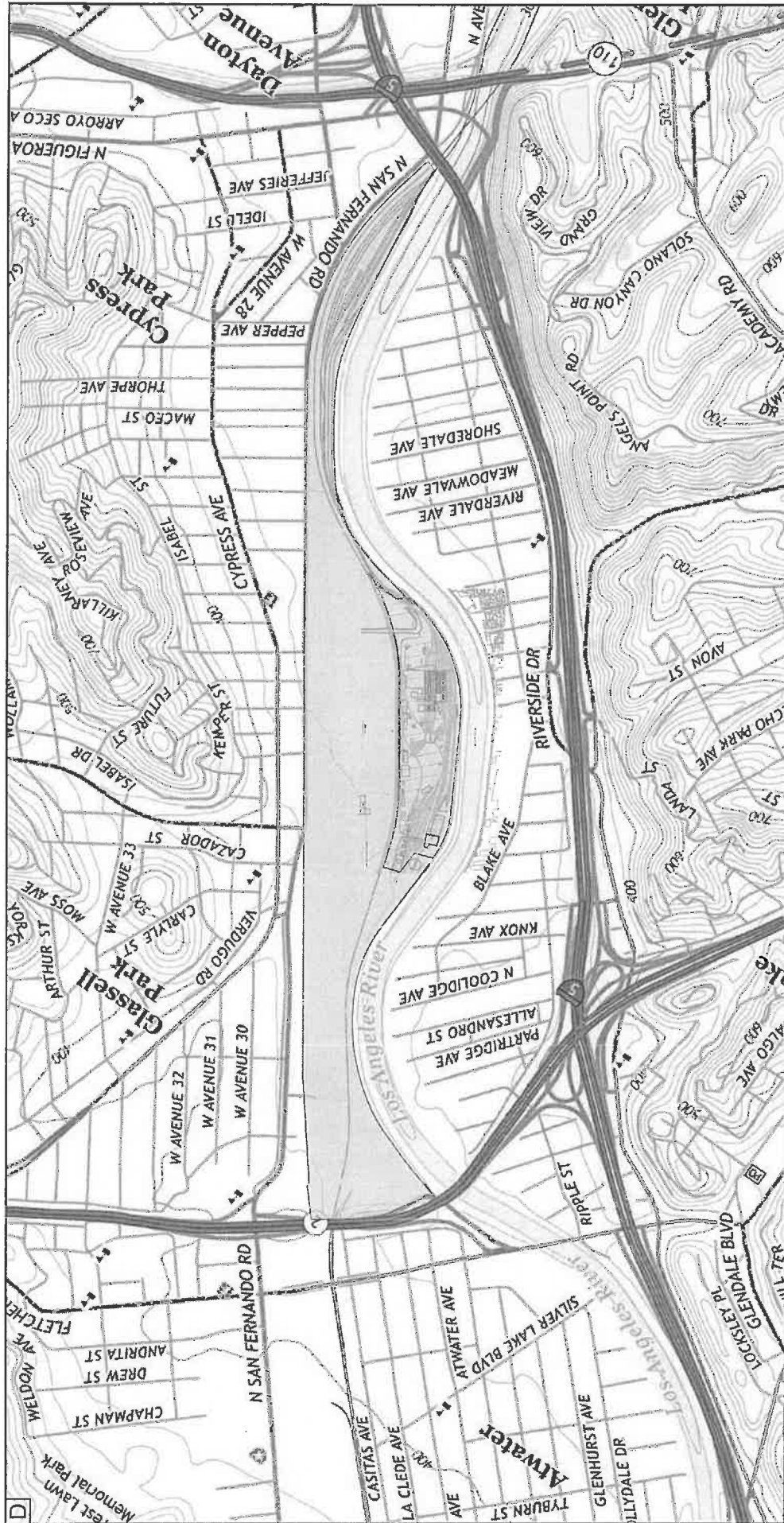
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— Parcel G2 boundary

NOTE: THIS FIGURE WAS ADAPTED BY STANTEC FROM FIGURE 1 IN THE DRAFT PHASE II RI REPORT FOR USE IN THE ARCA


 <p>STANTEC 444 SOUTH FLOWER ST. SUITE 800 LOS ANGELES, CA 90071 (213) 868-3228</p>	<p>FIGURE 1</p> <p>SITE VICINITY MAP</p>	<p>444 SOUTH FLOWER STREET, SUITE 800 LOS ANGELES, CALIFORNIA 90071</p> <p>PREPARED FOR CITY OF LOS ANGELES, CALIFORNIA</p>	<p>Drawn By: AJC 11/21/18</p> <p>Checked:</p> <p>Approved:</p> <p>DWG Name: SITE MAP</p>
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FIGURE 2 - PASEO DEL RIO PROJECT LOCATION MAP

**THRESHOLD CRITERIA – ATTACHMENT A2  
COMMUNITY NOTIFICATION DOCUMENTATION**

Home » Blogs »

## EVENTS



### Paseo del Rio Project - Grant Application

City of Los Angeles Sanitation and Environment's (LASAN) Brownfields Program is submitting an application to the United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant for a portion of G2 (being referred to as Paseo del Rio). Draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for public review and comment during the Alliance of River Communities (ARC) meeting held on **Monday, November 12, 2019 from 6:30 PM to 8:00 PM at 1900 San Fernando Road, Los Angeles, CA.** Please take a look at the draft Application and ABCA and submit comments to [vistadelrio@stanec.com](mailto:vistadelrio@stanec.com) by November 26, 2019 at 5pm. Please check on this website for further updates.

#### Contact Us

City of Los Angeles Bureau of Engineering  
1149 S. Broadway, Suite 700  
Los Angeles, CA 90015-2212  
Dial 311

#### Public Works

Department of Public Works  
Bureau of Engineering  
Bureau of Sanitation  
Bureau of Street Lighting

#### Jobs

City Personnel  
Engineering Jobs  
Internships



## **BROWNFIELDS RESOURCES AND NEWS**

### **Brownfields Program News and Events**

#### **US EPA Brownfields Cleanup Grant**

Citywide Brownfields Program is submitting an application to the United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant for the Paseo del Rio, which is located adjacent to the Los Angeles River. Draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for public review and comment during the community meeting held on Monday, November 18, 2019 from 6:30 PM to 8:30 PM at 1900 San Fernando Road, Los Angeles, CA. Public comments are encouraged and will be accepted through November 20, 2019 at [vistadelrio@stantec.com](mailto:vistadelrio@stantec.com). Please check on this website for further updates.

Please take a look at our Draft Application for EPA Brownfields Cleanup Grant

**THRESHOLD CRITERIA – ATTACHMENT A3**  
**MEETING SUMMARY (INCLUDING PUBLIC COMMENTS RECEIVED**  
**AND RESPONSES PROVIDED BY CITY)**

The draft narrative for the EPA Brownfields Cleanup Grant application as well as the draft ABCA (20 printed copies of each) were made available for public review at a public meeting was held from 6:30-8:30 pm on November 18, 2019 at Rio de Los Angeles State Park, 1900 San Fernando Road, Los Angeles, CA. The meeting at which the draft application narrative and ABCA were presented was the monthly meeting of ARC Alliance of River Communities, which includes representatives from communities who are actively involved in efforts to restore and transform the LA River. The meeting location lies within the Greater Cypress Park Neighborhood, adjacent to the Paseo del Rio Project, and within a convenient walking distance or a short drive for residents in the Target Area.

## **Alliance of River (ARC) Communities Meeting**

### **Paseo del Rio Public - Notes & Action Items**

Date/ Time: November 18, 2019; 6:30 pm-8:30pm

Location: Rio de Los Angeles State Park

Attendees: approximately 35-40 total

- BOE Representatives
  - Deborah Weintraub
  - Katherine Doherty
  - Mary Nemick
- WSP help with early planning- Carl, Eden, Austin
- 42-acre G2 parcel owned by City
  - MRCA has a 12.5 acre easement over northern side of G2, adjacent to the Bowtie site
    - Goal is to preserve open space and habitat.
- CD1 and Mayor's Office direct policy direction
- **EPA Grant Application-Colette Monell (LASAN Brownfields Program)**
  - **Applying to a \$500,000 EPA Cleanup Grant for Paseo del Rio**
  - **Timeline included on package and draft narrative and ABCA**
  - **Draft analysis for brownfields cleanup alternative**
    - **Part of grant application process**
    - **Working with BOE and DTSC**
    - **Comments/Questions available**
- BOEs' update
  - Paseo Del Rio (2-3 yr timeline)
    - Partner with G1 bowtie parcel
    - Goal is to activate river border between G1 & G2 parcels (1.2 river miles)
    - Applying for a Prop 1 grants from Santa Monica Mountains Conservatory for implementation.
    - Scope will be defined through community involvement
      - Preliminary scope includes: Trails, green space, kayak stations, water quality improvement features, native habitat, recreation & gathering spaces, restrooms.
    - Project will be done in collaboration with MRCA
- Phase II Assessment
  - 2-3 months of assessment to determine type and scale of contamination.
    - Report of findings sent to DTSC in June
    - November 7 – Conditional approval with text changes.
- Feasibility Report by years end.
  - Report of findings will characterize site; remediation to follow.
  - Present to two advisory committees for comments and release to public

### **Q & A Portion**

- Q: What have you done so far to clean-up the G2 parcel?
  - A: Laid down soil cement across the entire parcel for dust suppression, added clean soil at targeted areas, and installed perimeter fence. The full clean-up plan is not yet finalized and

will go out for public comment prior to being implemented (remediation activities will occur in phases).

- Q: When are people allowed onsite?
  - A: Currently, the site is closed to the public.
- Q: What will the new \$500,000 grant be used for?
  - A: This new grant (if awarded) would go towards a multi-phase remediation of the site. Various steps have already been initiated such as discussing the scope with DTSC. The next steps will be to confirm the design plans and prepare a remediation plan.
- Q: We find the frequent name changes of the site/ project to be confusing. How many projects are actually a part of "G2"?
  - A: BOE confirmed that the long-term goal is to use the entire 42-acre multi-parcel property referenced as G2; however, individual projects were still being identified and scoped. BOE indicated the name changes were based on public input, but acknowledged this has led to some confusion.
    - Action: BOE to develop lexicon or similar and provide this on their website.
- Q: Concern with traffic and dust on the property, particularly as it relates to nearby schools and senior homes in the area. Requested that particulate monitors be placed at various points around these sensitive areas.
  - A: BOE indicated there are a number of easement holders accessing the site, which could be contributing to traffic on the site.
    - Action: BOE will look into purchasing/ installing particulate monitors for nearby sensitive receptor areas.
- Q: Request for more involvement of state and federal regulators responsible for the "health, safety and welfare" of the people.
  - A: BOE meets with key regulatory agencies (e.g., DTSC) on a regular basis; the goal is to take measured steps to undertake these projects safely and in compliance with all regulations.
- Q: Which agency allowed BOE to put dust suppression (Soil Sement) on the property? Doesn't this also contain chemicals?
  - A: DTSC requested that BOE place Soil Sement on the property. Soil Sement is non-toxic.
    - Action: BOE to provide data sheet for Soil Sement to the public.
- Q: What signage is in place to deter people from going near the property and warning them of the contamination issues? Are these available in multiple languages?
  - BOE confirmed that various HAZMAT signs had been placed on-site and are checked monthly (due to vandalism issues).
    - Action: BOE to provide signage in Spanish and Vietnamese as well.
- Q: How long will the next public comment period be? Request for it to be extended to at least 60-90 days.
  - A: BOE indicated the DTSC typically undertakes a 30-day public comment period; however, they can request an extension.
    - Action: BOE/ DTSC to extend public comment period to 90-days.
- Q: Request for an additional round of public surveys, and that these be mailed out in addition to online surveys.
  - A: BOE agreed.
    - Action: BOE to implement an additional round of public surveys and include hard copy mail-out to nearby residences.

# City Application for EPA Cleanup Grant

- \$500,000 US EPA Brownfields Cleanup Grant: *Paseo del Rio Project Area*
- Draft copies of the grant application narrative and an Analysis of Brownfields Cleanup Alternatives (ABCA) are available for review.
  - Submit comments to [vistadelrio@stantec.com](mailto:vistadelrio@stantec.com)
- Grant application deadline: *December 3, 2019*
- Grant announcements anticipated: *May – June 2020*
- Funding for remediation: *October 2020 – September 2023*
- Additional information on the US EPA Brownfields Grant Program is available at:

[www.epa.gov/brownfields/solicitations-brownfield-grants](http://www.epa.gov/brownfields/solicitations-brownfield-grants)



**THRESHOLD CRITERIA – ATTACHMENT A4**  
**PUBLIC MEETING SIGN-IN SHEETS**

# SIGN-IN (APC 11/18/19)

1. Victoria <sup>name</sup> <sup>address</sup> 4630 Vinevale Ave Bell CA 90201 <sup>email</sup> jaylene.bondella@baylor
2. Lindsay McDermott 3297 Kotari St., Ventura, CA 93001 <sup>Lindsay.</sup> <sup>McDermott</sup> @starter.com
3. Colette Monell 1149 S Broadway, LA Colette.monell@lacity.org
4. David Isser 1149 S Broadway LA david.isser@lacity.org
5. Helene Schpak hxschpak@gmail
6. Austin Boldt MDLT Austin.MDLT@gmail
7. MIKE CONRADO 539 S. SPARKS ST BURBANK CONRADO@COCORIN.COM
8. Deborah Wentraub deborah.wentraub@lacity.org
9. Katie Oherthy City of Los Angeles Katherine.Oherthy@lacity.org
10. Sylvia Beltran LADWP Sylvia.beltran@ladwp.com
11. KAREEN JUAREZ 211 E 7TH PLATE LA CAMDEN KAREENJUAREZ@GMAIL
12. Eden Ferry 2654 S Redondo Blvd edenferry@gmail
13. Karl Felling WSP Karl.felling@wsp.com
14. Sarah Kevorkian MCCA Sarah.Kevorkian@mccacal.gov

15. Libby Simon Calil Garden  
& Landsc History  
Society libbysimon@gmail.com

16. Barbara Ringette Silver Lake LTRBA@aol.net

17. Jeffrey Abramson EHPARK jeff@jeffreyaabramson.com

18. Steven Appleton Upsilon  
Sigma

19. Jon Christensen LA River Park Partners jon.a.christensen@gmail.com

20. Laura Santos 3454 Main Street  
Lincoln Hts burasantos3454@gmail.com

MARY PICKERT

IHPNC



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Los Angeles

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

1010548850000

### d. Address:

\* Street1:

1149 South Broadway, 9th Floor

Street2:

\* City:

Los Angeles

County/Parish:

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

90015-2236

### e. Organizational Unit:

Department Name:

LA Sanitation

Division Name:

Financial Management Division

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Rowena

Middle Name:

\* Last Name:

Lau

Suffix:

Title: Senior Environmental Engineer

Organizational Affiliation:

\* Telephone Number:

(213) 485-2427

Fax Number:

\* Email:

rowena.lau@lacity.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

\* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Los Angeles Paseo Del Rio Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

34

\* b. Program/Project

28

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

01/01/2021

\* b. End Date:

01/01/2024

**18. Estimated Funding (\$):**

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Enrique

Middle Name:

C.

\* Last Name:

Zaldivar

Suffix:

\* Title:

Director and General Manager

\* Telephone Number:

(213) 485-2210

Fax Number:

(213) 485-2979

\* Email:

enrique.zaldivar@lacity.org

\* Signature of Authorized Representative:

Javier A Monarrez

\* Date Signed:

12/02/2019